



CITY OF MERCER ISLAND CITY COUNCIL MEETING AGENDA

Monday
March 2, 2015
7:00 PM

Mayor Bruce Bassett

Deputy Mayor Dan Grausz

**Councilmembers Debbie Bertlin, Jane Brahm,
Mike Cero, Joel Wachs, and Benson Wong**

Contact: 206.275.7793, council@mercergov.org
www.mercergov.org/council

All meetings are held in the City Hall Council Chambers at
9611 SE 36th Street, Mercer Island, WA unless otherwise noticed

"Appearances" is the time set aside for members of the public to speak to the City Council
about any issues of concern. If you wish to speak, please consider the following points:

(1) speak audibly into the podium microphone, (2) state your name and address for
the record, and (3) limit your comments to three minutes.

Please note: the Council does not usually respond to comments during the meeting.

REGULAR MEETING

MI TRANSPORTATION BENEFIT DISTRICT BOARD MEETING, 6:00 PM

A Mercer Island Transportation Improvement District Board Meeting will be held from 6:00 - 7:00 pm. The agenda can be found [here](#).

CALL TO ORDER & ROLL CALL, 7:00 PM

APPEARANCES

MINUTES

- (1) Regular Meeting Minutes of February 2, 2015

CONSENT CALENDAR

- (2) Payables: \$718,110.40 (02/19/15)
Payroll: \$713,408.66 (02/20/15)
- (3) AB 5043 2012 Island Crest Way Resurfacing Phase 1 Project Close Out
- (4) AB 5044 2014 Arterial and Residential Street Overlays Project Close Out
- (5) AB 5046 ARCH 2015 Administrative Budget and Work Program
- (6) AB 5047 ARCH 2014 Trust Fund Recommendations

REGULAR BUSINESS

- (7) AB 5048 Public Hearing Regarding Moratorium on Town Center Building Permits
- (8) AB 5045 Revision to Shoreline Master Program Update (2nd Reading)
- (9) AB 5042 East Link Light Rail Station Name Recommendation

OTHER BUSINESS

Councilmember Absences
Planning Schedule
Board Appointments
Councilmember Reports

ADJOURNMENT



CITY COUNCIL MINUTES

REGULAR MEETING

FEBRUARY 2, 2015

CALL TO ORDER & ROLL CALL

Mayor Bruce Bassett called the Regular Meeting to order at 7:05 pm in the Council Chambers of City Hall, 9611 SE 36th Street, Mercer Island, Washington.

Councilmembers Debbie Bertlin, Jane Brahm, Mike Cero, Joel Wachs, Benson Wong, Deputy Mayor Dan Grausz, and Mayor Bruce Bassett were present.

SPECIAL BUSINESS

Swearing-In of Councilmember Joel Wachs

City Clerk Ali Spietz administered the Councilmember Oath of Office to Joel Wachs. He was appointed by the City Council to Position #4 (vacated by Tana Senn) at the January 20, 2015 meeting. Mayor Bassett and the Council welcomed him aboard.

APPEARANCES

Mayor Bassett asked those who wished to comment on AB 5036: Proposed Moratorium on Town Center Building Permits to wait until the public comment period after the staff presentation.

Tom Imrich, 6231 Island Crest Way, asked the Council to oppose any Sound Transit Eastside bus/rail transfer scheme on Mercer Island, take action to allocate the park and ride primarily for Mercer Island use only, and reset the Council priorities away from supporting the growth vision. He thinks the moratorium should be enacted and the entire zoning code should be changed to reflect as-built densities to preserve Mercer Island.

Gary Robinson, 6026 East Mercer Way, recommended that the Mayor present a State of the City statement once a year which clearly lays out his platform and what he is seeking to accomplish, so that all citizens would have the benefit of knowing ahead of time and would be able to take appropriate action.

Deanna Killeen, 2055 82nd Ave SE, is not opposed to growth but is concerned about the process. She wants to know how growth will occur and what type of growth it will be. She spoke about Houston, Texas' inadequate vision and planning for the long-term impact of development. She asked the Council to protect Mercer Island's unique character and amenities. She believes the scale of Sound Transit's Light Rail project is way overbuilt, that Bellevue should become the turnaround hub for buses, and would like to see the moratorium enacted.

CONSENT CALENDAR

Payables: \$236,274.78 (01/15/15) & \$544,884.74 (01/22/15)

Recommendation: Certify that the materials or services hereinbefore specified have been received and that all warrant numbers listed are approved for payment.

Payroll: \$697,463.47 (01/23/15)

Recommendation: Certify that the materials or services specified have been received and that all fund warrants are approved for payment.

It was moved by Brahm; seconded by Bertlin to:

Approve the Consent Calendar and the recommendations contained therein.

Passed 7-0
FOR: 7 (Bassett, Bertlin, Brahm, Cero, Grausz, Wachs, Wong)

REGULAR BUSINESS

AB 5036 Proposed Moratorium on Town Center Building Permits

Development Services Group Director Scott Greenberg presented the Proposed Moratorium on Town Center Building Permits. He noted that the Town Center design and development regulations started with a large visioning process in 1994. In 2014, the City Council created a Town Center Subcommittee with three Councilmembers to look at the vision and embark upon a process with stakeholders to provide input and information on what was and was not working well in the Town Center. He also spoke briefly about a public engagement process that is being developed.

City Attorney Katie Knight spoke about the moratorium and briefly described what is involved. She also spoke about the draft ordinance and about the two alternatives.

At 7:38 pm the Mayor opened the public comment period.

Ira Appelman, 4436 Ferncroft Road, asked Council to adopt a 6-month moratorium on new projects in the Town Center. He believes that Town Center guidelines are broken and need to be fixed. He noted that problems with the Town Center guidelines aren't recent and that the City Council should declare a 6 month moratorium and fix the guidelines to protect the health and safety of this island. He also noted that a single project should not be singled out for special treatment.

Lindsay Fromme, spoke on behalf of Forterra's Policy Director, 901 5th Ave Seattle, noting that at the heart of Forterra's mission is the Cascade Agenda which protects important landscapes and creates great communities. She spoke about Forterra supporting policies that create attractive, walkable, and prosperous communities. She noted that Mercer Island's plan to update its design standards is a positive step and should reflect public input and advance the vision for Town Center.

Steven Chapman, 2729 73rd Ave SE, supports growth management and voted for Sound Transit. He is opposed to vague statutes that create loopholes and asked the Council to take 6 months out and fix them.

Michelle Goldberg, 2212 78th Ave SE, is concerned about residential growth. She appreciates the City's efforts to solicit public input, however adequate time is needed to synthesize and process the input. She asked the City to put construction on hold and would like to work together to create a thoughtfully planned downtown center.

Helen Vinding-Nyden, 6935 SE 34th St, believes that downtown development can be positive. She prefers a friendly accessible village feel over domineering structures, noting that rarely are high rises successful in creating a pleasant environment. She stated that residents are the stakeholders who should have a voice in how the Town Center is developed and asked the Council for more time.

Tom Acker, 2427 84th Ave SE, noted that the Save Our Suburbs Coalition is not against development. He would like to protect the interests of the community and does not want to lose the character on Mercer Island. He stated that a moratorium buys time to evaluate the data and make prudent decisions, and asked Council to plan for the future versus reacting to the present.

Paul Manner, 2222 78th Ave SE, stated that Mercer Island is already high density and doesn't need more people with no amenities, no facilities, and no infrastructure. He also spoke about development that reflects the neighborhood and the community.

Matt Galvin, 8307 SE 41st Street, spoke about Pagliacci's opportunity to come to Mercer Island. He asked Council to consider excluding this minor small type of project from the moratorium.

Lisa Straub, stated that Mercer Island schools are overcrowded and will potentially become more crowded. She asked the City Council to examine impact fees and look to developers as a reasonable source of fees for building new schools so that the community does not have to bear the entire burden.

Cynthia Winiski, 2750 68th Ave SE, believes Mercer Island needs a moratorium and does not want any project excused. She spoke about the law supporting a moratorium, the uniqueness of Mercer Island's geographical makeup and area, and the infrastructure analysis.

Sarah Norman Elbaum, 7808 SE 28th Street Apt E44, spoke about her surprise at the level of crowding in Mercer Island schools considering the rent prices on Mercer Island. She would like Council to ask for better public amenities as part of the building approval process. She believes density can be good but also believes in design. She asked that developers be required to give back to the community to support infrastructure and schools.

Steve Wolsanak, 5819 Oberlin Ave NE, as a contractor has built in municipalities that have adopted temporary moratoriums. He believes that exempting projects is counterproductive and urged Council to pass a temporary 6-month moratorium without the addendum to exclude any projects.

Bill Low, represents the property owner that owns the Rite Aid shopping center, asked Council to consider excluding small projects from the moratorium. He applauds the City for taking a step back and looking at the City's codes. He stated that parking needs to be addressed as it is inappropriate to put the burden to provide public parking on private property owners.

Peter Orser, 4606 Forest Ave SE, would like a vibrant, vital, and diverse downtown. He noted that no code is perfect and you cannot regulate character, taste, and charm. He believes the City has a wonderful foundation, has the tools to engage in the vision, and does not believe a moratorium is the answer.

Sandra Schilling, 4150 85th Ave SE, is passionate about landscaping and would like to see something green. She asked that the code have a mandatory greenspace requirement for each development.

Elaine Kavalok, 5908 East Mercer Way, expects Council to do what is right by its constituents and would like a temporary moratorium. She asked the City Council to keep the island unique, not be pressured to acquiesce to the surrounding urban development, and take the time to get Mercer Island in balance.

Jenny Mechem, 8451 SE 36th Street, asked Council to consider whether a moratorium is the best tool to achieve the goals of thoughtful planning in the Town Center. She noted that the re-visioning process for the Town Center should be broadened to include a vision for the entire island.

Kevin Scheid, 6189 92nd Ave SE, spoke in support of a moratorium as he believes it is important to get it right the first time. He believes the Town Center has too many cars, too much congestion, lower air quality, and is not pedestrian friendly. He noted that the Town Center seems to be dividing the island because there is not enough parking. He stated that the Town Center has less character, there is no central gathering place, and residents are paying more for a lower level of service. He challenged the City Council to aim high.

Tom King, 4117 83rd Ave SE, believes the Hines project is the best project for that area of Mercer Island. He noted that on the project site are three buildings that are over 50 years old with deferred maintenance. He would like to see something much more vibrant that attracts businesses and makes the Town Center better.

Doris Cassan, 5623 80th Ave SE, stated that instituting a moratorium will hinder more than help. She noted that the citizens of Mercer Island need to be engaged and understand the consequences the decisions the City Council makes. She suggested allowing Hines to work with staff and deliver a great project.

Ty Bennion, 2624 E Aloha St Seattle, Senior Partner for Hines, asked that the Hines project not be subject to the moratorium. He spoke briefly about fees that would be paid to City for this project.

Christine Oaks, 2423 71st Ave SE, believes there is a strong benefit to pursuing a moratorium noting that what will be done will be permanent. She does not want to make exceptions or exclusions.

Richard Floisand, architect for Pagliacci Pizza, noted that the project is very small and is not a major development. He would like to encourage an exemption for small, single story projects.

Steve Marshall, 8150 West Mercer Way, stated that the Comprehensive Plan should be reviewed by Council before further development is allowed.

Robert Medved, 7238 SE 32nd Street, stated that the code is too ambiguous to implement a vision and that a moratorium will give the Council time to fix it. He noted that the moratorium must be narrowly drawn and cannot single anyone out.

Richard Erwin, 2811 75th Place SE, does not believe that a moratorium will alleviate the issue. He stated that the Design Commission has been vigilant about holding developers to the City's code and noted that the City is constantly reviewing projects. He believes that there will be a backlog of developments awaiting review after a moratorium has ended, which is where it is more likely to see pressure applied and mistakes made.

Laura Parris Reymore, would like to employ a timeout to regroup and review the code to make it sure it matches the vision that the citizens want.

Anne Corely, 2430 76th Ave SE, spoke about the traffic along 76th Ave SE. She asked for rumble strips to slow people down.

Annie Hearon, 8019 SE 20th Street, asked Council to impose an immediate 6-month moratorium on any proposed construction over two stories, noting that this is a small town and a small island.

Marie Bender, 7890 81st Place SE, supports a moratorium and believes the process is really important. She is concerned that the comprehensive plan is on a different track than the visioning process and the development code. She would like to design a good development plan while thinking about who and how it is going to be implemented.

David Witman, 6114 92nd Ave SE, is not in support of a moratorium as he believes that in six months the City will be right back in the same place as it is now. He asked Council to work within the current structure to move forward and solve the problems. He believes that implementing a moratorium will not be moving forward, but will be moving backwards.

Mark Meininger, 5915 80th Ave SE, noted that a moratorium is not going to hurt anything, that no development on Mercer Island creates value on the island, that there is no point in over impacting the schools, and that infrastructure is poor and should not be added to. He asked Council to please support a moratorium.

Jeff Geoghagan, 7515 85th Ave SE, lives on Mercer Island because of the small community. He asked Council to support a moratorium to make sure that the vision is consistent with the Mercer Island community.

Salim Nice, 5619 89th Ave SE, thinks it is important to remember where Mercer Island came from in terms of density. He suggested that a significant public amenity might include a school.

Scott Stone, 9023 SE 50th Street, asked Council to take the time and effort to plan accordingly for increased density.

Colin Brandt, 7323 Mercer Terrace Drive, thinks it is important to consider the unintended consequences of a moratorium. He is concerned that if the moratorium goes beyond six months, the pressure to make decisions may actually be more intense.

Gary Lewis, 1048 W Lake Sammamish Pkwy NE, a minor partner in one of the Hines properties, asked how to involve people on a day to day basis. He loves the idea of participation, but is frustrated when the participation is not well informed and comes with a bandwagon at the last minute. He encouraged Council to stay with the visioning process.

Eva Zemlenyi, 6188 92nd Ave SE, a moratorium will allow residents the time to ask questions and provide input now so that development is something that everyone can live with.

At 9:05 pm the Mayor closed the public comment period.

Council asked questions of staff including an update on the timeframe for the visioning process, what the staff obligations are at the end of a moratorium, what the consequences are if the comprehensive plan is not completed by the deadline, an explanation of the two different ways to calculate SEPA fees, the capacities of the Growth Management Act, a definition of major new construction, and what the City would not be covered for should litigation occur.

City Attorney Knight spoke about the legal ramifications of imposing a moratorium.

It was moved by Cero; seconded by Bertlin to:

Adopt Ordinance No. 15-04 (Proposal 3) implementing a moratorium on the acceptance or processing of applications for building permits in Town Center.

Failed 1-6

FOR: 1 (Cero)

AGAINST: 6 (Bassett, Bertlin, Brahm, Grausz, Wachs, Wong)

Council spoke about waiving second reading of the ordinance, applying the moratorium to projects over two stories in height, limiting the moratorium to four months, and exempting the Hines project from the moratorium.

The Council took a break for staff to incorporate the proposed changes. When the meeting resumed, City Attorney Knight reviewed the changes that were made to the ordinance.

It was moved by Grausz; seconded by Brahm to:

Adopt Ordinance No. 15-04 (Alternative 4) implementing a moratorium on the acceptance or processing of applications for building permits in Town Center.

It was moved by Wong; seconded by Brahm to:

Amend the previous motion to change Section 3D as follows: That the moratorium does not apply to the Hines Project because agents of the Hines Project have committed to working with the City and communicating with the community to create a vibrant Town Center, while meeting the needs and incorporating the aesthetic considerations desires of its citizens, as indicated in the letter to the City Manager dated January 30, 2015. This recognizes that the January 30, 2015 letter reflects the Hines project commitment to 15 days advance notice prior to submitting its building permit application.

Motion to amend passed 6-1

FOR: 6 (Bassett, Bertlin, Brahm, Grausz, Wachs, Wong)

AGAINST: 1 (Cero)

Main Motion as Amended Passed 6-1

FOR: 6 (Bassett, Bertlin, Brahm, Grausz, Wachs, Wong)

AGAINST: 1 (Cero)

AB 5037 City Manager 2014 Performance Review

Mayor Bassett spoke briefly about the City Manager performance review process.

It was moved by Brahm; seconded by Bertlin to:

Approve a compensation increase for City Manager Noel Treat of 3% per his employment contract and a Pay for Performance award of \$3,500 based upon his 2014 performance review.

Passed 7-0

FOR: 7 (Bassett, Bertlin, Brahm, Cero, Grausz, Wachs, Wong)

OTHER BUSINESS

Councilmember Absences

Mayor Bassett will be absent February 23.

Planning Schedule

City Manager Treat noted that the Community Engagement Plan will be presented at the February 23 meeting.

Board Appointments

It was moved by Bertlin; seconded by Grausz to:

Affirm the appointment of Joy Liechty to Position #10 (expiring May 2018) on the Arts Council.

Passed 7-0

FOR: 7 (Bassett, Bertlin, Brahm, Cero, Grausz, Wachs, Wong)

Councilmember Reports

Councilmember Wong spoke about attending the Sound Cities Association Committee orientation on January 28th and about the Safe Place program that is designed to provide safe havens for young people. He noted that the MIYFS Giving from the Heart breakfast will be held on February 11 and that the Mercer Island half marathon will be on March 22.

Councilmember Cero spoke about attending an Eagle Scout ceremony with Jake Willard. He noted that the Boys & Girls Club breakfast last week had a good turnout. He spoke about Representative Clibborn's comment about I-90 tolling that it "remains on the table", and requested an I-90 steering committee meeting.

Councilmember Wachs noted that he met with Representative Clibborn. She stated that, while still on the table, tolling is very far from a possibility, and does not believe it will come up at all as she chairs the transportation committee.

Deputy Mayor Grausz spoke about meeting with the new KCLS director, Gary Wasdin, to talk about next steps and stated that he seems very willing to work with the community. He noted that Director Wasdin will try to lay out a process for going forward which he is committed to share with the City and the Library Board.

Councilmember Brahm spoke about the recent Arts Council meeting and the planning for this summer's Mostly Music in the Park and Classics on Film programs. She also spoke about the new sponsorship program that the Parks and Recreation Department and the Arts Council is working on.

City Attorney Knight followed up on Councilmember Cero's question regarding the estimated time for the Attorney General's opinion on the library petition, the response being that they do not give ETAs.

ADJOURNMENT

The Regular Meeting adjourned at 11:37 pm.

Bruce Bassett, Mayor

Attest:

Karin Roberts, Deputy City Clerk

CERTIFICATION OF CLAIMS

I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered, or the labor performed as described herein, that any advance payment is due and payable pursuant to a contract or is available as an option for full or partial fulfillment of a contractual obligation, and that the claim is a just, due and unpaid obligation against the City of Mercer Island, and that I am authorized to authenticate and certify to said claim.

Charles L. Conder

Finance Director

I, the undersigned, do hereby certify that the City Council has reviewed the documentation supporting claims paid and approved all checks or warrants issued in payment of claims.

Mayor

Date

<u>Report</u>	<u>Warrants</u>	<u>Date</u>	<u>Amount</u>
Check Register	174147-174238	02/19/15	\$ 718,110.40
			\$ 718,110.40

Accounts Payable Report by Check Number

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00174147	02/12/2015	CORP INC CONSTRUCTION FS 92 BUILDING CONTRACTOR	P80919	12	12/31/2014	328,343.08
00174148	02/12/2015	WELLS FARGO ACCT#3632432377 FS 92 RETAINAGE	P80916	12RET	12/31/2014	19,298.71
00174149	02/12/2015	SISTER CITIES INTERNATIONAL 2015 Membership Dues	P85409	20141202001529	12/02/2014	415.00
00174150	02/19/2015	ACCESS DATA ENTRY, STORAGE, DELIVER A	P85546	0883568	01/31/2015	257.00
00174151	02/19/2015	AKANA, JANELLE H Instruction services for Power	P85522	15068/15076	02/12/2015	1,524.90
00174152	02/19/2015	ALL CITY FENCE CO Fence repair at South Mercer	P85456	OH004330	02/12/2015	2,222.85
00174153	02/19/2015	ANCHOR QEA LLC Cultural resources assessment	P84897	40895	01/27/2015	875.00
00174154	02/19/2015	BARCELO HOMES INC WATER METER INSTALL REFUND		1405105	02/11/2015	4,595.32
00174155	02/19/2015	BEE ENTERPRISES CITY HALL KITCHEN CEILING	P85561	8019	01/23/2015	2,698.08
00174156	02/19/2015	BLAIR, JAMES MILEAGE EXPENSES		OH004331	02/07/2015	8.33
00174157	02/19/2015	BRATWEAR Uniform pants Seifert	P85528	14082	02/03/2015	115.52
00174158	02/19/2015	CAPITAL ONE PUBLIC FUNDING Fire App. Lease Payment	P85211	0001827857	12/31/2014	128,023.15
00174159	02/19/2015	CARLSON, LARRY RETIRE MEDI REIMB 3/15-5/15		OH004332	02/17/2015	314.70
00174160	02/19/2015	CARQUEST AUTO PARTS STORES PARTS/INVENTORY	P85485	OH004317	01/31/2015	25.66
00174161	02/19/2015	CDW GOVERNMENT INC 6 Surface Pro 3 2015 Hardware	P85337	SF81848/SH14766	01/29/2015	15,673.48
00174162	02/19/2015	CENTURYLINK PHONE USE FEB 2015		OH004329	02/01/2015	2,720.94
00174163	02/19/2015	CHELAN COUNTY TREASURER January jail bill 76 days	P85539	15000100017	01/31/2015	5,320.00
00174164	02/19/2015	CHIEF SUPPLY CORP Battery sticks	P85535	214467	02/03/2015	163.74
00174165	02/19/2015	CLEANERS PLUS 1 Uniform cleaning	P85537	73706	02/02/2015	311.72
00174166	02/19/2015	COMBINED CONSTRUCTION INC 2014 DECANT FACILITY PROJECT	P85566	001	01/05/2015	55,801.20
00174167	02/19/2015	COMPTON LUMBER & HARDWARE INC TREATED LUMBER & REBAR	P85469	754700	01/30/2015	2,809.49
00174168	02/19/2015	CONFIDENTIAL DATA DISPOSAL Shredding	P85531	78350	01/31/2015	100.00
00174169	02/19/2015	DATAQUEST LLC EMAC vol background inv's	P85460	CMIPARKS201501	01/31/2015	227.00
00174170	02/19/2015	DEPT OF ENTERPRISES SERVICES BUSINESS CARD PRINTING JAN2015		73130649	02/02/2015	190.48
00174171	02/19/2015	DEPT OF LICENSING DOL Reimbursement for mileage	P85550	OH004335	02/10/2015	144.33
00174172	02/19/2015	ECCOS DESIGN LLC Landscape architectural	P85207	1205	02/02/2015	425.00

Accounts Payable Report by Check Number

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00174173	02/19/2015	ENERSPECT MEDICAL SOLUTIONS FR3 Batteries (5)	P85448	19374	01/29/2015	953.20
00174174	02/19/2015	EPSCA MONTHLY RADIO ACCESS FEES 44 R	P85018	8070	02/01/2015	3,510.95
00174175	02/19/2015	FIRST LIGHT TECH LTD Aubrey Davis Park solar powere	P84628	SOA150015	02/10/2015	4,855.00
00174176	02/19/2015	FIRST RESPONSE EMERGENCY EQUPT Bunker Gear Supplies	P85453	3881	01/29/2015	4,565.82
00174177	02/19/2015	GET Program PAYROLL EARLY WARRANTS		OH004336	02/20/2015	671.00
00174178	02/19/2015	GRAINGER 15/16" RATCHETING COMBO WRENCH	P85471	9654603423	01/30/2015	500.33
00174179	02/19/2015	HEALTHFORCE PARTNERS LLC Dive team physical	P85530	23015	01/27/2015	354.00
00174180	02/19/2015	HERRERA ENVIRONMENTAL CONSULT NPDES PHASE II PERMIT	P85568	35422	09/15/2014	7,326.81
00174181	02/19/2015	HONEYWELL, MATTHEW V Public Defender Inv #839	P85549	839	02/17/2015	400.00
00174182	02/19/2015	HONG, KENNETH WATER METER INSTALL REFUND		1208051	02/11/2015	98.12
00174183	02/19/2015	ISLAND SQUARE APARTMENTS Rental ass't for EA client AW	P85544	OH004333	02/02/2015	600.00
00174184	02/19/2015	ISSAQUAH CITY JAIL Dec Jail bill	P85524	0450007854	01/29/2015	2,790.00
00174185	02/19/2015	KC FIRE TRAINING OFFICERS ASSO 2015 MIFD Dues	P85444	5885	02/03/2015	100.00
00174186	02/19/2015	KC PET LICENSES KC PET LICENSES FEES COLLECTED	P85306	JAN15	01/31/2015	95.00
00174187	02/19/2015	KING CO PROSECUTING ATTORNEY COURT REMITTANCE KC CRIME VICT	P85305	JAN15	01/31/2015	450.47
00174188	02/19/2015	KING COUNTY FINANCE I-NET MONTHLY SERVICES FROM	P85541	11003097	02/15/2015	1,623.00
00174189	02/19/2015	KRONOS Telestaff License - 5 Pack	P85344	10919667	01/28/2015	1,539.86
00174190	02/19/2015	M & M BALLOON CO 2015 Helium refills at MICEC	P85393	24227	02/01/2015	19.71
00174191	02/19/2015	MAILFINANCE INC 2015 Luther Burbank Postage Me	P85058	H5137826	01/27/2015	178.84
00174192	02/19/2015	MI EMPLOYEES ASSOC PAYROLL EARLY WARRANTS		OH004339	02/20/2015	136.25
00174193	02/19/2015	MI HARDWARE - POLICE Patrol batteries	P85526	OH004338	01/31/2015	8.86
00174194	02/19/2015	NW ARBORICULTURE LLC Gallagher Hill tree pruning se	P84720	6069	01/25/2015	4,547.78
00174195	02/19/2015	OMEGA CONTRACTORS PS #14 MODERNIZATION	P81028	6	12/31/2014	31,141.00
00174196	02/19/2015	PACIFIC AIR CONTROL INC FURNACE MAINT AT MAINT SHOP	P85418	177724	01/30/2015	300.03
00174197	02/19/2015	PACIFIC MOBILE STRUCTURES INC OVERPAYMENT REFUND		OH004341	02/11/2015	81.28
00174198	02/19/2015	PACIFIC POWER GROUP LLC E92 Repairs	P85449	640888900	01/28/2015	862.28

Accounts Payable Report by Check Number

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00174199	02/19/2015	PACIFICA LAW GROUP LLP Legal Services Inv #21636	P85551	21636	02/09/2015	1,323.00
00174200	02/19/2015	PARENTMAP Summer Display Ad for Recreati	P85478	215764	02/02/2015	1,196.00
00174201	02/19/2015	POLICE ASSOCIATION PAYROLL EARLY WARRANTS		OH004340	02/20/2015	2,511.24
00174202	02/19/2015	PORT SUPPLY Caulk	P85540	7870	02/11/2015	9.83
00174203	02/19/2015	PUBLIC SAFETY SUPPORT SERVICES Zone One Coordinator Services	P85545	MIFY1307	02/03/2015	8,333.33
00174204	02/19/2015	PUGET SOUND ABATEMENT Luther Burbank Caretakers Asbe	P85105	12531	01/13/2015	7,944.23
00174205	02/19/2015	PUGET SOUND SPECIALTIES INC. RYE GRASS SEED (1 TON)	P85403	24649	01/29/2015	3,361.65
00174206	02/19/2015	PURIFIED WATER TO GO MONTHLY WATER SERVICE JAN-DEC	P85536	102015	01/31/2015	135.26
00174207	02/19/2015	S&B INC CHLORINE ANALYZER KITS	P85500	SB23900	01/31/2015	509.89
00174208	02/19/2015	SCA 2015 Membership Dues	P85061	2490	01/01/2015	13,960.36
00174209	02/19/2015	SOUND PUBLISHING INC Ntc: Ord #15C-03 1226604 01/14	P85523	701260	01/31/2015	304.10
00174210	02/19/2015	SOUND SAFETY PRODUCTS HARD HAT	P85488	5041965000105	01/30/2015	734.86
00174211	02/19/2015	STERLING REFERENCE LAB Lab fees for C.Harnish clients	P85082	F20290108	01/28/2015	18.90
00174212	02/19/2015	STORAGE COURT OF MERCER ISLAND FS 92 APPARATUS STORAGE THRU S	P80331	FEBMAR2015	02/18/2015	4,500.00
00174213	02/19/2015	SYLVETSKY, LESLIE SENIOR SOCIAL SUPPLIES		OH004344	02/11/2015	501.66
00174214	02/19/2015	THOMSON REUTERS - WEST West Law Subscription Inv #831	P85560	831065709	01/04/2015	107.32
00174215	02/19/2015	TROY, BRIAN MILEAGE EXPENSE		OH004345	02/17/2015	188.41
00174216	02/19/2015	TUSCAN ENTERPRISES INC Training Trailer Lettering	P85434	580488	01/29/2015	1,245.56
00174217	02/19/2015	UNITED WAY OF KING CO PAYROLL EARLY WARRANTS		OH004347	02/20/2015	151.07
00174230	02/19/2015	US BANK CORP PAYMENT SYS AI SQUARED		2420785501032540	02/06/2015	21,742.00
00174231	02/19/2015	VERIZON WIRELESS Cell phone bill	P85538	9739396417	01/23/2015	1,209.51
00174232	02/19/2015	WALTER E NELSON CO INVENTORY PURCHASES	P85470	474016	02/02/2015	939.88
00174233	02/19/2015	WASHINGTON STATE PATROL CPL background checks	P85534	I15005463	02/02/2015	214.50
00174234	02/19/2015	WASHINGTON STATE UNIVERSITY EMAC conference	P85532	11071319	02/12/2015	325.00
00174235	02/19/2015	WILKINS III, WALLACE W Speaking services for P&R Staf	P85477	201503	02/06/2015	450.00
00174236	02/19/2015	WSCCCE AFSCME AFL-CIO PAYROLL EARLY WARRANTS		OH004348	02/20/2015	1,996.65

Accounts Payable Report by Check Number

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00174237	02/19/2015	XEROX CORPORATION Records copier	P85479	078095054	02/01/2015	3,697.99
00174238	02/19/2015	ZEE MEDICAL First Aid kit supplies for Lut	P85527	68276429	02/03/2015	183.93
					Total	<u>718,110.40</u>

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: 001000 - General Fund-Admin Key</i>				
P85305	00174187	KING CO PROSECUTING ATTORNEY	COURT REMITTANCE KC CRIME VICT	450.47
P85306	00174186	KC PET LICENSES	KC PET LICENSES FEES COLLECTED	95.00
<i>Org Key: 117000 - Beautification-Admin Key</i>				
	00174197	PACIFIC MOBILE STRUCTURES INC	OVERPAYMENT REFUND	81.28
<i>Org Key: 402000 - Water Fund-Admin Key</i>				
	00174154	BARCELO HOMES INC	WATER METER INSTALL REFUND	4,595.32
P85470	00174232	WALTER E NELSON CO	INVENTORY PURCHASES	939.88
	00174182	HONG, KENNETH	WATER METER INSTALL REFUND	98.12
<i>Org Key: 814072 - United Way</i>				
	00174217	UNITED WAY OF KING CO	PAYROLL EARLY WARRANTS	151.07
<i>Org Key: 814075 - Mercer Island Emp Association</i>				
	00174192	MI EMPLOYEES ASSOC	PAYROLL EARLY WARRANTS	136.25
<i>Org Key: 814076 - City & Counties Local 21M</i>				
	00174236	WSCCCE AFSCME AFL-CIO	PAYROLL EARLY WARRANTS	1,996.65
<i>Org Key: 814077 - Police Association</i>				
	00174201	POLICE ASSOCIATION	PAYROLL EARLY WARRANTS	2,511.24
<i>Org Key: 814085 - GET Program Deductions</i>				
	00174177	GET Program	PAYROLL EARLY WARRANTS	671.00
<i>Org Key: CA1100 - Administration (CA)</i>				
P85337	00174161	CDW GOVERNMENT INC	6 Surface Pro 3 2015 Hardware	1,880.82
P85551	00174199	PACIFICA LAW GROUP LLP	Legal Services Inv #21636	1,323.00
	00174230	US BANK CORP PAYMENT SYS	AI SQUARED	614.00
P85560	00174214	THOMSON REUTERS - WEST	West Law Subscription Inv #831	107.32
<i>Org Key: CA1200 - Prosecution & Criminal Mngmnt</i>				
P85549	00174181	HONEYWELL, MATTHEW V	Public Defender Inv #839	400.00
P85559	00174171	DEPT OF LICENSING	DOL Reimbursement for mileage	73.03
P85550	00174171	DEPT OF LICENSING	DOL Witness fees mileage	71.30
<i>Org Key: CM1100 - Administration (CM)</i>				
	00174230	US BANK CORP PAYMENT SYS	ACT*WASHINGTON CITY/CO	187.00
	00174230	US BANK CORP PAYMENT SYS	FS *SYSTOOLSGROUP	98.00
	00174230	US BANK CORP PAYMENT SYS	REGISTER.COM*12AA7063J	49.00
	00174230	US BANK CORP PAYMENT SYS	TOKYO JAPANESE RESTAUR	13.50
<i>Org Key: CM1200 - City Clerk</i>				
	00174230	US BANK CORP PAYMENT SYS	CORT ABC SPECIAL EVENTS	251.95
	00174230	US BANK CORP PAYMENT SYS	HOMEGROWN REDMOND	242.00
	00174230	US BANK CORP PAYMENT SYS	MOS PIZZA	196.80
P85523	00174209	SOUND PUBLISHING INC	Ntc: Council Ann Plan Session	65.07
	00174230	US BANK CORP PAYMENT SYS	ALBERTSONS #450	56.74
P85523	00174209	SOUND PUBLISHING INC	Ntc: Ord #15C-03 1226604 01/14	49.52
	00174230	US BANK CORP PAYMENT SYS	QFC #5839	16.26
	00174230	US BANK CORP PAYMENT SYS	ALBERTSONS #450	5.45

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: CM1400 - Communications</i>				
	00174230	US BANK CORP PAYMENT SYS	BACKUPIFY	4.99
<i>Org Key: CO6100 - City Council</i>				
	00174230	US BANK CORP PAYMENT SYS	BENNETT'S PURE FOOD BISTR	440.68
	00174230	US BANK CORP PAYMENT SYS	EINSTEIN BROS BAGELS3410	23.93
<i>Org Key: CO6500 - Sister City Program</i>				
P85409	00174149	SISTER CITIES INTERNATIONAL	2015 Membership Dues	415.00
<i>Org Key: CR1100 - CORe Admin and Human Resources</i>				
	00174230	US BANK CORP PAYMENT SYS	TARGET 00011189	317.25
	00174230	US BANK CORP PAYMENT SYS	HAGGEN NW FRESH #	78.13
	00174230	US BANK CORP PAYMENT SYS	CRAIGSLIST.ORG	75.00
	00174230	US BANK CORP PAYMENT SYS	CRAIGSLIST.ORG	75.00
	00174230	US BANK CORP PAYMENT SYS	CRAIGSLIST.ORG	50.00
	00174230	US BANK CORP PAYMENT SYS	AMERICAN PLANNING ASSOCIA	50.00
	00174230	US BANK CORP PAYMENT SYS	CRAIGSLIST.ORG	50.00
	00174230	US BANK CORP PAYMENT SYS	AMERICAN PLANNING ASSOCIA	50.00
<i>Org Key: CT1100 - Municipal Court</i>				
P85396	00174169	DATAQUEST LLC	Background Check O. Paprotskay	36.50
<i>Org Key: DS1100 - Administration (DS)</i>				
	00174230	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	126.99
	00174230	US BANK CORP PAYMENT SYS	AMAZON.COM	80.00
	00174230	US BANK CORP PAYMENT SYS	MBP.COM MERCHANT FEES	54.10
	00174230	US BANK CORP PAYMENT SYS	MOS PIZZA	47.31
	00174230	US BANK CORP PAYMENT SYS	SQ *MERCER ISLAND ROTARY	20.00
	00174230	US BANK CORP PAYMENT SYS	SQ *MERCER ISLAND ROTARY	20.00
<i>Org Key: DS1200 - Bldg Plan Review & Inspection</i>				
	00174230	US BANK CORP PAYMENT SYS	ADOBE SYSTEMS, INC.	21.71
<i>Org Key: DS1400 - Development Engineering</i>				
	00174230	US BANK CORP PAYMENT SYS	ACT*APWA - WA CHAPTER	375.00
	00174230	US BANK CORP PAYMENT SYS	PAYPAL *PNW-ISA	132.19
	00174230	US BANK CORP PAYMENT SYS	WA PROFESSIONAL LICENSE	116.00
<i>Org Key: FN1100 - Administration (FN)</i>				
	00174230	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	109.95
	00174230	US BANK CORP PAYMENT SYS	WFOA ANNUAL DUES	50.00
<i>Org Key: FR1100 - Administration (FR)</i>				
P85344	00174189	KRONOS	Telestaff License - 5 Pack	1,231.88
P85344	00174189	KRONOS	Platinum Support Service 1 YR	307.98
	00174230	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	240.70
	00174230	US BANK CORP PAYMENT SYS	ACTIVE911 INC	165.00
	00174230	US BANK CORP PAYMENT SYS	INGALLINA'S BOX LUNCH	150.42
	00174230	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	146.16
	00174230	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	96.78
	00174230	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	83.16
	00174230	US BANK CORP PAYMENT SYS	AMAZON.COM	76.64

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
	00174230	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	75.90
	00174230	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	71.50
	00174230	US BANK CORP PAYMENT SYS	USPS 54530602535107903	49.00
	00174230	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	32.81
	00174230	US BANK CORP PAYMENT SYS	THE UPS STORE 1081	28.81
	00174230	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	26.27
	00174230	US BANK CORP PAYMENT SYS	RITE AID STORE 5197	25.33
	00174230	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	13.57
Org Key: FR2100 - Fire Operations				
P85453	00174176	FIRST RESPONSE EMERGENCY EQUPT	Bunker Gear Supplies	4,565.82
P85018	00174174	EPSCA	MONTHLY RADIO ACCESS FEES 44 R	1,343.32
P85449	00174198	PACIFIC POWER GROUP LLC	E92 Repairs	862.28
	00174230	US BANK CORP PAYMENT SYS	BATTERIES PLUS 898	131.13
	00174230	US BANK CORP PAYMENT SYS	NAPA STORE 3767019	54.74
	00174230	US BANK CORP PAYMENT SYS	WEST COAST AWARDS	51.47
Org Key: FR2500 - Fire Emergency Medical Svcs				
P85448	00174173	ENERSPECT MEDICAL SOLUTIONS	FR3 Batteries (5)	953.20
Org Key: FR4100 - Training				
P85434	00174216	TUSCAN ENTERPRISES INC	Training Trailer Lettering	1,245.56
P85444	00174185	KC FIRE TRAINING OFFICERS ASSO	2015 MIFD Dues	100.00
Org Key: FR5100 - Community Risk Reduction				
	00174230	US BANK CORP PAYMENT SYS	PAYPAL *WASHINGTONS	150.00
	00174230	US BANK CORP PAYMENT SYS	LIFETEKINC.COM	145.00
	00174230	US BANK CORP PAYMENT SYS	SPORTS FLAGS AND PRODU	60.70
	00174170	DEPT OF ENTERPRISES SERVICES	BUSINESS CARD PRINTING JAN2015	38.10
Org Key: GDI503 - Interest-Equip Rental				
P85211	00174158	CAPITAL ONE PUBLIC FUNDING	Fire App. Lease Payment	15,352.41
Org Key: GDP503 - Principal - Equip Rental				
P85211	00174158	CAPITAL ONE PUBLIC FUNDING	Fire App. Lease Payment	112,670.74
Org Key: GGM001 - General Government-Misc				
P85395	00174237	XEROX CORPORATION	DSG COPY CHARGES - 12/21/14--1	173.32
P85548	00174238	ZEE MEDICAL	First Aid kit supplies for Lut	83.27
P85015	00174206	PURIFIED WATER TO GO	MONTHLY WATER SERVICE JAN-DEC	58.26
Org Key: GGM004 - Gen Govt-Office Support				
P85496	00174237	XEROX CORPORATION	CM'S COPIER CHARGES 12/21/14-1	491.76
P85058	00174191	MAILFINANCE INC	2015 Luther Burbank Postage Me	178.84
	00174230	US BANK CORP PAYMENT SYS	LUNCHROOM SUPPLIES CITY HALL	37.83
Org Key: GGM005 - Genera Govt-LI Retiree Costs				
P85430	00174237	XEROX CORPORATION	MAIL ROOM COPIER CHARGES	516.17
	00174159	CARLSON, LARRY	RETIRE MEDI REIMB 3/15-5/15	314.70
	00174230	US BANK CORP PAYMENT SYS	OMNICARE *PHARMACY	312.36
	00174230	US BANK CORP PAYMENT SYS	OMNICARE *PHARMACY	231.18
Org Key: IGVO08 - Suburban Cities Association				
P85061	00174208	SCA	2015 Membership Dues	13,960.36

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: IS1100 - IGS Mapping</i>				
	00174230	US BANK CORP PAYMENT SYS	ITU ONLINE TRAINING	99.50
	00174230	US BANK CORP PAYMENT SYS	FS *SYSTOOLSGROUP	49.00
<i>Org Key: IS2100 - IGS Network Administration</i>				
P85337	00174161	CDW GOVERNMENT INC	6 Surface Pro 3 2015 Hardware	1,880.82
P85541	00174188	KING COUNTY FINANCE	I-NET MONTHLY SERVICES FROM	1,623.00
	00174230	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	323.00
P85546	00174150	ACCESS	DATA ENTRY, STORAGE, DELIVER A	257.00
	00174230	US BANK CORP PAYMENT SYS	ACT*ACCIS MEMBERSHIP	150.00
	00174230	US BANK CORP PAYMENT SYS	MESSAGEOPS.COM	99.00
	00174230	US BANK CORP PAYMENT SYS	AMAZON.COM	87.55
	00174230	US BANK CORP PAYMENT SYS	AMAZON.COM	87.42
	00174230	US BANK CORP PAYMENT SYS	PLURALSIGHT LLC	49.00
	00174230	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	39.99
	00174230	US BANK CORP PAYMENT SYS	AMAZON.COM	21.84
	00174230	US BANK CORP PAYMENT SYS	THE UPS STORE 1081	14.63
<i>Org Key: IS3103 - GIS Analyst Storm Fund</i>				
	00174230	US BANK CORP PAYMENT SYS	ITU ONLINE TRAINING	99.50
<i>Org Key: MT2100 - Roadway Maintenance</i>				
	00174215	TROY, BRIAN	MILEAGE EXPENSE	35.32
P85489	00174210	SOUND SAFETY PRODUCTS	HARD HAT	10.95
<i>Org Key: MT2255 - Urban Forest Management (ROW)</i>				
	00174230	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	26.99
<i>Org Key: MT2500 - ROW Administration</i>				
	00174230	US BANK CORP PAYMENT SYS	CHECK RIDE DRIVING SCHOOL	480.00
P85489	00174210	SOUND SAFETY PRODUCTS	MISC. WORK CLOTHES	507.54
	00174230	US BANK CORP PAYMENT SYS	TUSCAN STONE PIZZA #2	104.79
	00174230	US BANK CORP PAYMENT SYS	QFC #5819	27.94
	00174156	BLAIR, JAMES	MILEAGE EXPENSES	8.33
<i>Org Key: MT3000 - Water Service Upsizes and New</i>				
	00174230	US BANK CORP PAYMENT SYS	ALBERTSONS #450	7.74
<i>Org Key: MT3100 - Water Distribution</i>				
P85422	00174178	GRAINGER	1/2HP CENTRIFUGAL PUMP	394.20
P85419	00174178	GRAINGER	15/16" RATCHETING COMBO WRENCH	66.03
<i>Org Key: MT3200 - Water Pumps</i>				
P85500	00174207	S&B INC	CHLORINE ANALYZER KITS	509.89
<i>Org Key: MT3500 - Sewer Pumps</i>				
	00174162	CENTURYLINK	PHONE USE FEB 2015	2,720.94
<i>Org Key: MT3810 - NPDES Phase 2 Prog Developmt</i>				
P85568	00174180	HERRERA ENVIRONMENTAL CONSULT	NPDES PHASE II PERMIT	6,405.16
<i>Org Key: MT4150 - Support Services - Clearing</i>				
P85483	00174237	XEROX CORPORATION	MAINT. COPIER BASE AND METER	302.74
	00174230	US BANK CORP PAYMENT SYS	SAFEWAY STORE 00018648	31.07

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
P85018	00174174	EPSCA	MONTHLY RADIO ACCESS FEES 1 RA	30.53
<i>Org Key: MT4200 - Building Services</i>				
	00174230	US BANK CORP PAYMENT SYS	AMAZON.COM	610.37
	00174230	US BANK CORP PAYMENT SYS	AUTO TOOL WORLD	561.02
	00174230	US BANK CORP PAYMENT SYS	AMAZON.COM	305.51
P85418	00174196	PACIFIC AIR CONTROL INC	FURNACE MAINT AT MAINT SHOP	300.03
	00174230	US BANK CORP PAYMENT SYS	MICHAELS STORES 8403	13.12
<i>Org Key: MT4300 - Fleet Services</i>				
P85471	00174178	GRAINGER	BALL MOUNT ADAPTERS	40.10
P85485	00174160	CARQUEST AUTO PARTS STORES	PARTS/INVENTORY	25.66
<i>Org Key: MT4450 - Cust Resp - Clearing Acct</i>				
P85488	00174210	SOUND SAFETY PRODUCTS	MISC. WORK CLOTHES	216.37
<i>Org Key: PO1100 - Administration (PO)</i>				
P85538	00174231	VERIZON WIRELESS	Cell phone bill	1,209.51
	00174230	US BANK CORP PAYMENT SYS	Police oral boards	96.09
	00174230	US BANK CORP PAYMENT SYS	Background Investigation = new	91.13
	00174230	US BANK CORP PAYMENT SYS	QFC #5839	88.59
	00174230	US BANK CORP PAYMENT SYS	Police oral boards	80.81
	00174230	US BANK CORP PAYMENT SYS	Background Investigation = new	51.09
	00174230	US BANK CORP PAYMENT SYS	NATIONAL NIGHT OUT	35.00
	00174230	US BANK CORP PAYMENT SYS	Police oral boards	34.13
	00174230	US BANK CORP PAYMENT SYS	COLUMBIA CENTER PROPER	21.00
	00174230	US BANK CORP PAYMENT SYS	U-PARK SYSTEMS #50	20.00
	00174230	US BANK CORP PAYMENT SYS	SQ *MERCER ISLAND ROTARY	20.00
	00174230	US BANK CORP PAYMENT SYS	SQ *MERCER ISLAND ROTARY	20.00
	00174230	US BANK CORP PAYMENT SYS	SQ *MERCER ISLAND ROTARY	20.00
	00174230	US BANK CORP PAYMENT SYS	GOOD2GO-INTERNET	9.60
	00174230	US BANK CORP PAYMENT SYS	GA-CAMPUS PARKING 7	9.00
	00174230	US BANK CORP PAYMENT SYS	Background Investigation = new	2.12
<i>Org Key: PO1350 - Police Emergency Management</i>				
P85545	00174203	PUBLIC SAFETY SUPPORT SERVICES	Zone One Coordinator Services	8,333.33
P85018	00174174	EPSCA	MONTHLY RADIO ACCESS FEES 13 R	396.89
P85532	00174234	WASHINGTON STATE UNIVERSITY	EMAC conference	325.00
P85529	00174169	DATAQUEST LLC	EMAC vol background inv's	137.50
<i>Org Key: PO1600 - Regional Radio Operations (CJ)</i>				
P85018	00174174	EPSCA	MONTHLY RADIO ACCESS FEES 57 R	1,740.21
<i>Org Key: PO1700 - Records and Property</i>				
P85525	00174237	XEROX CORPORATION	Records copier	327.81
P85525	00174237	XEROX CORPORATION	Admin copier	211.90
	00174230	US BANK CORP PAYMENT SYS	Records Training = Solomon	129.79
P85527	00174238	ZEE MEDICAL	PO1700	100.66
P85531	00174168	CONFIDENTIAL DATA DISPOSAL	Shredding	100.00
P85536	00174206	PURIFIED WATER TO GO	Bottled water Records	77.00
	00174170	DEPT OF ENTERPRISES SERVICES	BUSINESS CARD PRINTING JAN2015	38.10
<i>Org Key: PO1800 - Contract Dispatch Police</i>				

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
P85534	00174233	WASHINGTON STATE PATROL	CPL background checks	214.50
<i>Org Key: PO1900 - Jail/Home Monitoring</i>				
P85539	00174163	CHELAN COUNTY TREASURER	January jail bill 76 days	5,320.00
P85524	00174184	ISSAQUAH CITY JAIL	Dec Jail bill	2,790.00
<i>Org Key: PO2100 - Patrol Division</i>				
P85537	00174165	CLEANERS PLUS 1	Uniform cleaning	311.72
P85535	00174164	CHIEF SUPPLY CORP	Battery sticks	163.74
	00174230	US BANK CORP PAYMENT SYS	Battery Jump Pack for Patrol	136.88
P85528	00174157	BRATWEAR	Uniform pants Seifert	115.52
	00174170	DEPT OF ENTERPRISES SERVICES	BUSINESS CARD PRINTING JAN2015	76.18
	00174230	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	60.87
	00174230	US BANK CORP PAYMENT SYS	Supplies for Supervisors Meeti	19.35
	00174230	US BANK CORP PAYMENT SYS	Supplies for supervisors meeti	11.98
P85526	00174193	MI HARDWARE - POLICE	Patrol batteries	8.86
<i>Org Key: PO2150 - Police Support Officer (CJ)</i>				
	00174230	US BANK CORP PAYMENT SYS	Lock for Belly Chains	26.28
<i>Org Key: PO2200 - Marine Patrol</i>				
	00174230	US BANK CORP PAYMENT SYS	Window latch for Patrol boat	22.83
P85540	00174202	PORT SUPPLY	Caulk	9.83
<i>Org Key: PO2201 - Dive Team</i>				
P85530	00174179	HEALTHFORCE PARTNERS LLC	Dive team physical	354.00
<i>Org Key: PO3100 - Investigation Division</i>				
	00174230	US BANK CORP PAYMENT SYS	Training for Detective Vickers	195.00
	00174230	US BANK CORP PAYMENT SYS	DNA evidence collecting equipm	90.00
	00174230	US BANK CORP PAYMENT SYS	Evidence mailing for Pullman P	8.24
<i>Org Key: PO3300 - School Resource Officer (CJ)</i>				
	00174230	US BANK CORP PAYMENT SYS	Training Book	56.79
<i>Org Key: PO4100 - Training</i>				
	00174230	US BANK CORP PAYMENT SYS	AMAZON.COM	197.02
<i>Org Key: PR1100 - Administration (PR)</i>				
P85477	00174235	WILKINS III, WALLACE W	Speaking services for P&R Staf	450.00
	00174230	US BANK CORP PAYMENT SYS	WASHINGTON RECREATION AND	269.00
	00174230	US BANK CORP PAYMENT SYS	ISTOCK *INTERNATIONAL	220.00
P85479	00174237	XEROX CORPORATION	Use charges for 12/21/14 to 1/	200.85
	00174230	US BANK CORP PAYMENT SYS	WASHINGTON RECREATION AND	169.00
	00174230	US BANK CORP PAYMENT SYS	TROPHIES 2 GO COM STORE	164.25
P85479	00174237	XEROX CORPORATION	2015 Lease charges for Color C	160.26
P85438	00174237	XEROX CORPORATION	2015 Lease charges for Upstair	143.64
	00174230	US BANK CORP PAYMENT SYS	TROPHIES 2 GO COM STORE	142.35
	00174230	US BANK CORP PAYMENT SYS	LAMPS PLUS - 52	76.60
	00174230	US BANK CORP PAYMENT SYS	AMAZON.COM	43.42
	00174230	US BANK CORP PAYMENT SYS	REGISTER.COM*12AE7D70J	38.00
	00174230	US BANK CORP PAYMENT SYS	SQ *MERCER ISLAND ROTARY	15.00
	00174230	US BANK CORP PAYMENT SYS	SQ *MERCER ISLAND ROTARY	15.00

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
	00174230	US BANK CORP PAYMENT SYS	SQ *MERCER ISLAND ROTARY	15.00
	00174230	US BANK CORP PAYMENT SYS	SQ *MERCER ISLAND ROTARY	15.00
	00174230	US BANK CORP PAYMENT SYS	REGISTER.COM*12AE445EJ	14.00
P85438	00174237	XEROX CORPORATION	Use charges for 12/29/14 to 1/	10.43
<i>Org Key: PR1500 - Urban Forest Management</i>				
	00174230	US BANK CORP PAYMENT SYS	ADS INC.	284.05
	00174230	US BANK CORP PAYMENT SYS	INTL SOC ARBORICULTURE	39.80
	00174230	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	30.04
<i>Org Key: PR2100 - Recreation Programs</i>				
P85478	00174200	PARENTMAP	Summer Display Ad for Recepti	1,196.00
	00174230	US BANK CORP PAYMENT SYS	WASHINGTON RECREATION AND	289.00
	00174230	US BANK CORP PAYMENT SYS	WASHINGTON RECREATION AND	169.00
	00174230	US BANK CORP PAYMENT SYS	HOMEGROWN REDMOND	84.46
	00174230	US BANK CORP PAYMENT SYS	CTC*CONSTANTCONTACT.COM	46.07
	00174230	US BANK CORP PAYMENT SYS	QFC #5839	14.97
<i>Org Key: PR2104 - Special Events</i>				
	00174230	US BANK CORP PAYMENT SYS	BUYCOSTUMES.COM	54.60
	00174230	US BANK CORP PAYMENT SYS	S&S WORLDWIDE	37.78
P85393	00174190	M & M BALLOON CO	2015 Helium refills at MICEC	19.71
	00174230	US BANK CORP PAYMENT SYS	BUYCOSTUMES.COM	3.45
<i>Org Key: PR2108 - Health and Fitness</i>				
P85522	00174151	AKANA, JANELLE H	Instruction services for Power	890.00
P85522	00174151	AKANA, JANELLE H	Instruction services for Power	634.90
	00174230	US BANK CORP PAYMENT SYS	DIRECT SPORTS, INC	257.99
	00174230	US BANK CORP PAYMENT SYS	POWER SYSTEMS	98.25
<i>Org Key: PR3500 - Senior Services</i>				
	00174213	SYLVETSKY, LESLIE	SENIOR SOCIAL SUPPLIES	305.34
	00174213	SYLVETSKY, LESLIE	SENIOR SOCIAL SUPPLIES	130.71
	00174230	US BANK CORP PAYMENT SYS	C&C SMART FOOD52105517	78.91
	00174213	SYLVETSKY, LESLIE	SENIOR SOCIAL SUPPLIES	65.61
	00174230	US BANK CORP PAYMENT SYS	UWAJIMAYA SEATTLE	41.13
	00174230	US BANK CORP PAYMENT SYS	QFC #5839	25.11
P85460	00174169	DATAQUEST LLC	Background check for CR	21.50
P85459	00174237	XEROX CORPORATION	Use charges for 12/21/14 to 1/	18.76
<i>Org Key: PR4100 - Community Center</i>				
	00174230	US BANK CORP PAYMENT SYS	MCNAMARA SIGNS	667.95
	00174230	US BANK CORP PAYMENT SYS	YELPINC*BIZSERVICES	350.00
	00174230	US BANK CORP PAYMENT SYS	GOOGLE *ADWS8116428157	332.20
P85459	00174237	XEROX CORPORATION	2015 Lease charges for copier	311.12
P85459	00174237	XEROX CORPORATION	Use charges for 12/21/14 to 1/	195.22
	00174230	US BANK CORP PAYMENT SYS	VERTICALRESPONSE INC	180.00
	00174230	US BANK CORP PAYMENT SYS	GIH*GLOBALINDUSTRIALEQ	72.17
	00174230	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	50.64
	00174230	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	48.22
	00174230	US BANK CORP PAYMENT SYS	HVACSTORES.COM	36.71
	00174230	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	33.68

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
	00174230	US BANK CORP PAYMENT SYS	TARGET 00003392	32.72
	00174230	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	23.40
	00174230	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	17.16
<i>Org Key: PR5400 - Gallery Program</i>				
	00174230	US BANK CORP PAYMENT SYS	SAFEWAY STORE 00029322	40.24
<i>Org Key: PR6100 - Park Maintenance</i>				
P85403	00174205	PUGET SOUND SPECIALTIES INC.	RYE GRASS SEED (1 TON)	1,680.82
	00174230	US BANK CORP PAYMENT SYS	WASHINGTON RECREATION AND	538.00
	00174230	US BANK CORP PAYMENT SYS	CITY OF BELLEVUE	338.00
	00174230	US BANK CORP PAYMENT SYS	WALP	180.00
	00174215	TROY, BRIAN	MEETING EXPENSES	153.09
	00174230	US BANK CORP PAYMENT SYS	WDFW HYDRAULIC PERMITS	150.00
	00174230	US BANK CORP PAYMENT SYS	WSU PESTICIDE EDUCATION	120.00
	00174230	US BANK CORP PAYMENT SYS	WSU PESTICIDE EDUCATION	120.00
	00174230	US BANK CORP PAYMENT SYS	WSU PESTICIDE EDUCATION	120.00
	00174230	US BANK CORP PAYMENT SYS	WSU PESTICIDE EDUCATION	120.00
	00174230	US BANK CORP PAYMENT SYS	WSU PESTICIDE EDUCATION	120.00
	00174230	US BANK CORP PAYMENT SYS	HOMEGROWN REDMOND	70.35
	00174230	US BANK CORP PAYMENT SYS	TUSCAN STONE PIZZA #2	50.25
P85460	00174169	DATAQUEST LLC	Background check for OH	10.00
<i>Org Key: PR6200 - Athletic Field Maintenance</i>				
P85460	00174169	DATAQUEST LLC	Background check for SH	10.75
<i>Org Key: PR6600 - Park Maint-School Related</i>				
P85456	00174152	ALL CITY FENCE CO	Fence repair at South Mercer	2,222.85
P85460	00174169	DATAQUEST LLC	Background check for SH	10.75
<i>Org Key: PR6700 - I90 Park Maintenance</i>				
P85403	00174205	PUGET SOUND SPECIALTIES INC.	RYE GRASS SEED (1 TON)	1,680.83
<i>Org Key: PR6800 - Trails Maintenance</i>				
P85469	00174167	COMPTON LUMBER & HARDWARE INC	8 X 8 X 4' TREATED LUMBER	1,951.29
	00174230	US BANK CORP PAYMENT SYS	INTL SOC ARBORICULTURE	19.95
<i>Org Key: VCP104 - CIP Streets Salaries</i>				
	00174230	US BANK CORP PAYMENT SYS	ACT*APWA WASHINGTON ST	112.50
<i>Org Key: VCP402 - CIP Water Salaries</i>				
	00174230	US BANK CORP PAYMENT SYS	GREEN RIVER COMMUNITY CO	365.00
	00174230	US BANK CORP PAYMENT SYS	PAYPAL *PACIFICNORT	125.00
	00174230	US BANK CORP PAYMENT SYS	ACT*APWA WASHINGTON ST	112.50
<i>Org Key: VCP426 - CIP Sewer Salaries</i>				
	00174230	US BANK CORP PAYMENT SYS	PAYPAL *PACIFICNORT	125.00
	00174230	US BANK CORP PAYMENT SYS	ACT*APWA WASHINGTON ST	112.50
<i>Org Key: VCP432 - CIP Storm Drainage Salaries</i>				
	00174230	US BANK CORP PAYMENT SYS	ACT*APWA WASHINGTON ST	112.50
<i>Org Key: WG101R - City Hall Building Repairs</i>				
P85561	00174155	BEE ENTERPRISES	CITY HALL KITCHEN CEILING	2,698.08
<i>Org Key: WG101S - EOC Dedicated Space</i>				

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
	00174230	US BANK CORP PAYMENT SYS	EOC shipping container for	602.25
<i>Org Key: WG105R - Community Center Bldg Repairs</i>				
P85207	00174172	ECCOS DESIGN LLC	Landscape architectural	425.00
<i>Org Key: WG110T - Computer Equip Replacements</i>				
P85337	00174161	CDW GOVERNMENT INC	6 Surface Pro 3 2015 Hardware	11,911.84
<i>Org Key: WPI22R - Vegetation Management</i>				
P84720	00174194	NW ARBORICULTURE LLC	Gallagher Hill tree pruning se	4,547.78
<i>Org Key: WP303R - Luther BB Shoreline Phase 2</i>				
P84897	00174153	ANCHOR QEA LLC	Cultural resources assessment	875.00
<i>Org Key: WP720R - Recurring Park Projects</i>				
P84628	00174175	FIRST LIGHT TECH LTD	Aubrey Davis Park solar powere	4,855.00
<i>Org Key: WS320R - Pump Sta 14 Modernization</i>				
P81028	00174195	OMEGA CONTRACTORS	PS #14 MODERNIZATION	31,141.00
<i>Org Key: WW312R - ICW and 85th Ave Water Impv</i>				
P85523	00174209	SOUND PUBLISHING INC	Ntc: 2015 Water Sys Imp 122662	95.00
<i>Org Key: WW524R - 93rd Water System Improvements</i>				
P85523	00174209	SOUND PUBLISHING INC	Ntc: 2015 Water Sys Imp 122662	94.51
<i>Org Key: XD313C - Decant Facility</i>				
P85566	00174166	COMBINED CONSTRUCTION INC	2014 DECANT FACILITY PROJECT	55,801.20
P85568	00174180	HERRERA ENVIRONMENTAL CONSULT	DECANT FACILITY RETROFIT PROJE	921.65
<i>Org Key: XG300R - Fire Station 92 Replacement</i>				
P80919	00174147	CORP INC CONSTRUCTION	FS 92 BUILDING CONTRACTOR	328,343.08
P80916	00174148	WELLS FARGO ACCT#3632432377	FS 92 RETAINAGE	19,298.71
P80331	00174212	STORAGE COURT OF MERCER ISLAND	FS 92 APPARATUS STORAGE THRU S	4,500.00
<i>Org Key: XP710R - Luther Burbank Minor Improvemt</i>				
P85105	00174204	PUGET SOUND ABATEMENT	Luther Burbank Caretakers Asbe	4,316.73
P85105	00174204	PUGET SOUND ABATEMENT	50% Retainage	3,627.50
P85399	00174167	COMPTON LUMBER & HARDWARE INC	TREATED LUMBER & REBAR	858.20
<i>Org Key: YF1100 - YFS General Services</i>				
P85479	00174237	XEROX CORPORATION	Use charges for 12/21/14 to 1/	300.64
P85071	00174237	XEROX CORPORATION	Monthly lease charges for Xero	173.11
P85479	00174237	XEROX CORPORATION	2015 Lease charges for Color C	160.26
	00174230	US BANK CORP PAYMENT SYS	QFC #5839	101.22
	00174230	US BANK CORP PAYMENT SYS	C&C SMART FOOD52105517	90.68
	00174230	US BANK CORP PAYMENT SYS	AMZ*AUTOSPA2062324647	65.70
	00174230	US BANK CORP PAYMENT SYS	IN *SHIFTBOARD INC.	54.75
	00174230	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	52.67
	00174230	US BANK CORP PAYMENT SYS	WHOLEFDS BLV 10153	50.43
	00174230	US BANK CORP PAYMENT SYS	SAHARA PIZZA	45.97
	00174170	DEPT OF ENTERPRISES SERVICES	BUSINESS CARD PRINTING JAN2015	38.10
	00174230	US BANK CORP PAYMENT SYS	EINSTEIN BROS BAGELS3410	32.97
	00174230	US BANK CORP PAYMENT SYS	MICHAELS STORES 8403	30.56
	00174230	US BANK CORP PAYMENT SYS	TAK YUET LIMITED	28.97

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
	00174230	US BANK CORP PAYMENT SYS	STUDIOIMAGE	28.61
	00174230	US BANK CORP PAYMENT SYS	ETSY.COM	25.50
	00174230	US BANK CORP PAYMENT SYS	CROSSROADS ACE HARDWARE	20.60
	00174230	US BANK CORP PAYMENT SYS	SQ *MERCER ISLAND ROTARY	20.00
	00174230	US BANK CORP PAYMENT SYS	SQ *MERCER ISLAND ROTARY	20.00
	00174230	US BANK CORP PAYMENT SYS	BLUE SKY CLEANERS	18.77
	00174230	US BANK CORP PAYMENT SYS	QFC #5849	16.37
	00174230	US BANK CORP PAYMENT SYS	SQ *MERCER ISLAND ROTARY	15.00
	00174230	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	8.49
	00174230	US BANK CORP PAYMENT SYS	AMAZON.COM	5.60
Org Key: YF1200 - Thrift Shop				
	00174230	US BANK CORP PAYMENT SYS	STAPLS3145659793000	207.55
	00174230	US BANK CORP PAYMENT SYS	STAPLS3145668492000	131.60
	00174230	US BANK CORP PAYMENT SYS	EB SEATTLE PACIFIC UN	50.00
	00174230	US BANK CORP PAYMENT SYS	STAPLS3145659793000	48.10
	00174230	US BANK CORP PAYMENT SYS	AMAZON.COM	14.95
Org Key: YF2100 - School/City Partnership				
P85082	00174211	STERLING REFERENCE LAB	Lab fees for C.Harnish clients	18.90
Org Key: YF2600 - Family Assistance				
P85544	00174183	ISLAND SQUARE APARTMENTS	Rental ass't for EA client AW	600.00
	00174230	US BANK CORP PAYMENT SYS	QFC #5839	100.00
	00174230	US BANK CORP PAYMENT SYS	QFC #5839	100.00
	00174230	US BANK CORP PAYMENT SYS	QFC #5839	90.00
Org Key: YF2800 - Fed Drug Free Communities Gran				
	00174230	US BANK CORP PAYMENT SYS	SUPERSHUTTLE EXECUCARBWI	367.00
	00174230	US BANK CORP PAYMENT SYS	SUPERSHUTTLE EXECUCARWDC	146.00
	00174230	US BANK CORP PAYMENT SYS	CTC*CONSTANTCONTACT.COM	79.87
	00174230	US BANK CORP PAYMENT SYS	ALASKA AIR 0272163316568	25.00
	00174230	US BANK CORP PAYMENT SYS	ALASKA AIR 0272163316569	25.00
	00174230	US BANK CORP PAYMENT SYS	ALASKA AIR 0272163316570	25.00
	00174230	US BANK CORP PAYMENT SYS	ALASKA AIR 0272163316571	25.00
	00174230	US BANK CORP PAYMENT SYS	ALASKA AIR 0272163316572	25.00
	00174230	US BANK CORP PAYMENT SYS	EIG*HOMESTEAD	20.99
Total				718,110.40



**CITY OF MERCER ISLAND
CERTIFICATION OF PAYROLL**

PAYROLL PERIOD ENDING

2/13/2015

PAYROLL DATED

2/20/2015

I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered, or the labor performed as described herein, that any advance payment is due and payable pursuant to a contract or is available as an option for full or partial fulfillment of a contractual obligation, and that the claim is a just, due and unpaid obligation against the city of Mercer Island, and that I am authorized to authenticate and certify to said claim.

Charles L. Corder

Finance Director

I, the undersigned, do hereby certify that the City Council has reviewed the documentation supporting claims paid and approved all checks or warrants issued in payment of claims.

Mayor

Date

Description		Date	Amount
Payroll Checks	62808155 - 62808164		20,357.47
Direct Deposits			434,849.57
Void/Manual Adjustments			16,392.66
Tax & Benefit Obligations			241,808.96
Total Gross Payroll		2/20/15	713,408.66



CITY OF MERCER ISLAND PAYROLL SUMMARY

PAYROLL PERIOD ENDING 2/13/2015
PAYROLL DATED 2/20/2015

Net Cash	455,207.04
Net Voids/Manuals	16,392.66
Federal Tax Deposit - Key Bank	82,879.61
Social Security and Medicare Taxes	40,879.03
Medicare Taxes Only (Fire Fighter Employees)	1,866.30
Public Employees Retirement System 1 (PERS 1)	368.02
Public Employees Retirement System 2 (PERS 2)	16,082.31
Public Employees Retirement System 3 (PERS 3)	3,448.30
Public Employees Retirement System 2 (PERSJBM)	480.23
Public Safety Employees Retirement System (PSERS)	155.64
Law Enforc. & Fire fighters System 2 (LEOFF 2)	23,838.75
Regence & LEOFF Trust - Medical Insurance	14,342.76
Domestic Partner/Overage Dependant - Insurance	1,443.39
Group Health Medical Insurance	1,226.30
Health Care - Flexible Spending Accounts	2,723.96
Dependant Care - Flexible Spending Accounts	1,893.48
United Way	151.07
ICMA Deferred Compensation	39,089.72
ROTH IRA	50.00
Child Support/Garnishment Payments	1,102.74
MI Employees' Association	136.25
Cities & Towns/AFSCME Union Dues	1,996.65
Police Union Dues	2,511.24
Fire Union Dues	1,786.20
Fire Union - Supplemental Dues	145.00
AWC - Voluntary Life Insurance	406.67
Unum - Long Term Care Insurance	1,326.00
AFLAC - Supplemental Insurance Plans	711.84
GET - Guarantee Education Tuition of WA	671.00
Coffee Fund	34.00
Transportation	62.50
Miscellaneous	0.00

TOTAL GROSS PAYROLL	\$ 713,408.66
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**BUSINESS OF THE CITY COUNCIL
CITY OF MERCER ISLAND, WA**

**AB 5043
March 2, 2015
Consent Calendar**

**2012 ISLAND CREST WAY RESURFACING
PHASE 1 PROJECT CLOSE OUT**

Proposed Council Action:
Accept the completed project.

DEPARTMENT OF	Maintenance (Clint Morris)
COUNCIL LIAISON	n/a
EXHIBITS	1. Project Location Map
APPROVED BY CITY MANAGER	

AMOUNT OF EXPENDITURE	\$ 1,488,286
AMOUNT BUDGETED	\$ 1,653,797
APPROPRIATION REQUIRED	\$ 0

SUMMARY

BACKGROUND

Resurfacing of Island Crest Way from SE 53rd to SE 40th Streets was introduced into the City's 6-Year Transportation Improvement Plan (TIP) in 2008. Due to the large cost of repairing and repaving this 1.5 mile roadway, the project was split into two phases, for construction in two different years. In April 2011, Council directed staff to proceed with the design of Phase 1 between SE 53rd Street and Merrimount Drive, to include resurfacing, pedestrian improvements, and reconfiguring the roadway from 4 lanes to 3 lanes.

Bids for the project were received in early May 2012, and the City Council awarded the contract to Lakeside Industries in the amount of \$1,244,862 for Schedules 'A', 'B', and 'C'. The project's total budget was set at \$1,653,797 (AB 4737).

Construction activities began in June 2012 and work was significantly complete in September 2012. Normally, street projects are closed out in the year following construction; however in this case, staff delayed project close out until the completion of related street lighting improvements on Island Crest Way, which were recently installed in November 2014.

PROJECT DESCRIPTION

The Phase 1 project consisted of separate schedules of work as follows:

Schedules 'A' and 'C' repaired and resurfaced the one-mile stretch of Island Crest Way from SE 53rd Street to Merrimount Drive and restriped it with one traffic lane in each direction and a continuous two-way left turn lane. In order to change the roadway to three lanes, all of the existing center landscaped medians from SE 53rd to SE 46th Streets were removed. In addition to the paving, other street work included minor repairs and extensions to the roadway's storm drainage system, reconstruction of the mail box drop-off and bus stop area near the 90th Avenue intersection, and widening of the Merrimount Drive intersection for improved turning of

large vehicles. Buses can now turn right from Merrimount Drive onto southbound Island Crest Way, giving the Mercer Island School District greater flexibility in planning their bus routes.

Schedule 'B' consisted of pedestrian improvements between SE 53rd Street and Merrimount Drive. Along the west side of the roadway, large sections of the existing asphalt sidewalks were repaired and resurfaced, and new ADA compliant sidewalk ramps were installed at street intersections. On the east side of the roadway, new concrete curbs, sidewalks, and ADA ramps were constructed near the SE 46th, SE 47th, and SE 48th Street intersections to provide walking facilities where none had existed. Crosswalks at SE 46th and SE 48th Streets received center refuge islands that provide pedestrians an easier crossing of Island Crest Way.

Schedule 'D' would have constructed new landscaped medians in the center of Island Crest Way, between the 4800 and 5000 blocks. Staff included this schedule as an optional project component, to be awarded at the discretion of the Council and if funding was available. This schedule of work was not awarded or constructed.

CONSTRUCTION PERIOD

Lakeside Industries began construction activities in late June 2012 with removal of the old landscaped medians. In July, work focused on new storm drainage pipes and catch basins, followed by installation of concrete curbs, sidewalks, and ADA ramps. In early August, asphalt sidewalk areas were repaved and the top surface of the roadway was milled to remove the previous overlay from 1990, and. Lakeside Industries and City staff developed an aggressive paving plan that used two full crews for the resurfacing work. Doubling the manpower and equipment allowed four days of paving work to be completed in just two long days, which significantly reduced the public's inconvenience on this major arterial. By Labor Day, the roadway's construction was substantially completed and traffic was flowing in the newly striped 3-lane configuration. Punch list work was performed in November and December.

STREET LIGHTING

As part of this project, six new LED street lights were installed to improve lighting at the SE 46th and SE 48th Street crosswalks, the Merrimount Drive intersection, and the 90th Avenue mail box drop-off area. After numerous delays within Puget Sound Energy's street lighting division, their contractor finally installed and energized the new lights in November 2014, at a total cost of \$38,109. LED fixtures provide brighter light than traditional incandescent bulbs, and the new lights and poles will be maintained by PSE.

TRAFFIC DATA

During the project's design period, staff and Council heard public concern that the 3-lane reconfiguration of Island Crest Way would create increased driving times through the corridor due to long lines of slow moving traffic in the new single lanes.

Staff compared traffic data collected before and after the project's construction and found little difference in the pre- and post-construction speeds. Average daily traffic volumes in the 4500 block are relatively unchanged after construction. In the 4700 to 4800 blocks, post-construction volumes have actually decreased slightly. The following table shows the average weekday traffic volume and 85th percentile speeds for these locations on Island Crest Way.

Since completion of construction, staff has noted periodic traffic backups near the south end of the project. These delays, however, tend to occur during the arrival and dismissal times of Island Park Elementary, and this situation existed prior to the 3-lane reconfiguration of Island Crest Way.

ISLAND CREST WAY RESURFACING PHASE 1 TRAFFIC DATA SUMMARY					
4500 Block	85th Percentile Speed		Average Weekday Traffic Volume		
	Northbound	Southbound	Northbound	Southbound	Total
June 2007	42.3	38.8	10,014	9,293	19,307
February 2008	41.1	38.8	8,362	9,031	17,393
September 2012	no data	no data	9,065	8,380	17,445
March 2014	42.7	39.4	8,375	9,054	17,429
October 2014	39.6	38.3	8,306	9,759	18,065
4700 to 4800 Block					
February 2008	41.4	40.2	9,010	9,308	18,318
June 2011	no data	no data	9,941	9,519	19,460
September 2012	no data	no data	8,809	8,994	17,803
March 2014	40.5	39.8	8,890	8,944	17,834
October 2014	37.6	39.4	7,343	8,490	15,833
Posted Speed Limit is 35 MPH					

PROJECT COSTS

Lakeside Industries completed all of their construction work for \$1,155,588, which was \$89,274 less than their bid amount. Costs for inspection services, project management, and the new street lights were higher than originally budgeted; however, these overages were more than offset by the small amount of construction contingency used. Overall, the entire project was completed for \$1,488,286, which is 90% of the approved budget. The \$165,511 of unspent budget will remain in the Street Fund. Actual project expenses compared to budgeted amounts are shown in the table below.

ISLAND CREST WAY RESURFACING PHASE 1 PROJECT COSTS		
Description	Approved Project Budget	Actual Expenditures
Construction Contract		
Schedule A - Resurfacing from SE 53rd to 86th Ave	\$ 930,438	\$ 890,052
Schedule B - Pedestrian Improvements	\$ 158,244	\$ 121,823
Schedule C - Additive Work, Resurface to Merrimount Dr.	\$ 156,180	\$ 143,713
Total Construction Contract	\$ 1,244,862	\$ 1,155,588
Construction Contingency @ 10%	\$ 124,486	\$ 10,313
Project Design	\$ 145,000	\$ 143,657
Inspection Services	\$ 67,000	\$ 75,163
Contract Administration / Project Management	\$ 35,000	\$ 53,007
1% for the Arts	\$ 12,449	\$ 12,449
Street Lighting, separate contract w/ Puget Sound Energy	\$ 25,000	\$ 38,109
Total Project Budget and Cost	\$ 1,653,797	\$ 1,488,286

The Island Crest Way Resurfacing Phase 2 project, from Merrimount Drive to SE 40th Street, is scheduled for construction in 2016, with design work planned to begin in June of 2015. Phase 2 has a current budget of \$1,355,000.

RECOMMENDATION

Street Engineer

MOVE TO: Accept the completed 2012 Island Crest Way Resurfacing Phase 1 project and authorize staff to close out the project.

CITY OF MERCER ISLAND

KING COUNTY

WASHINGTON

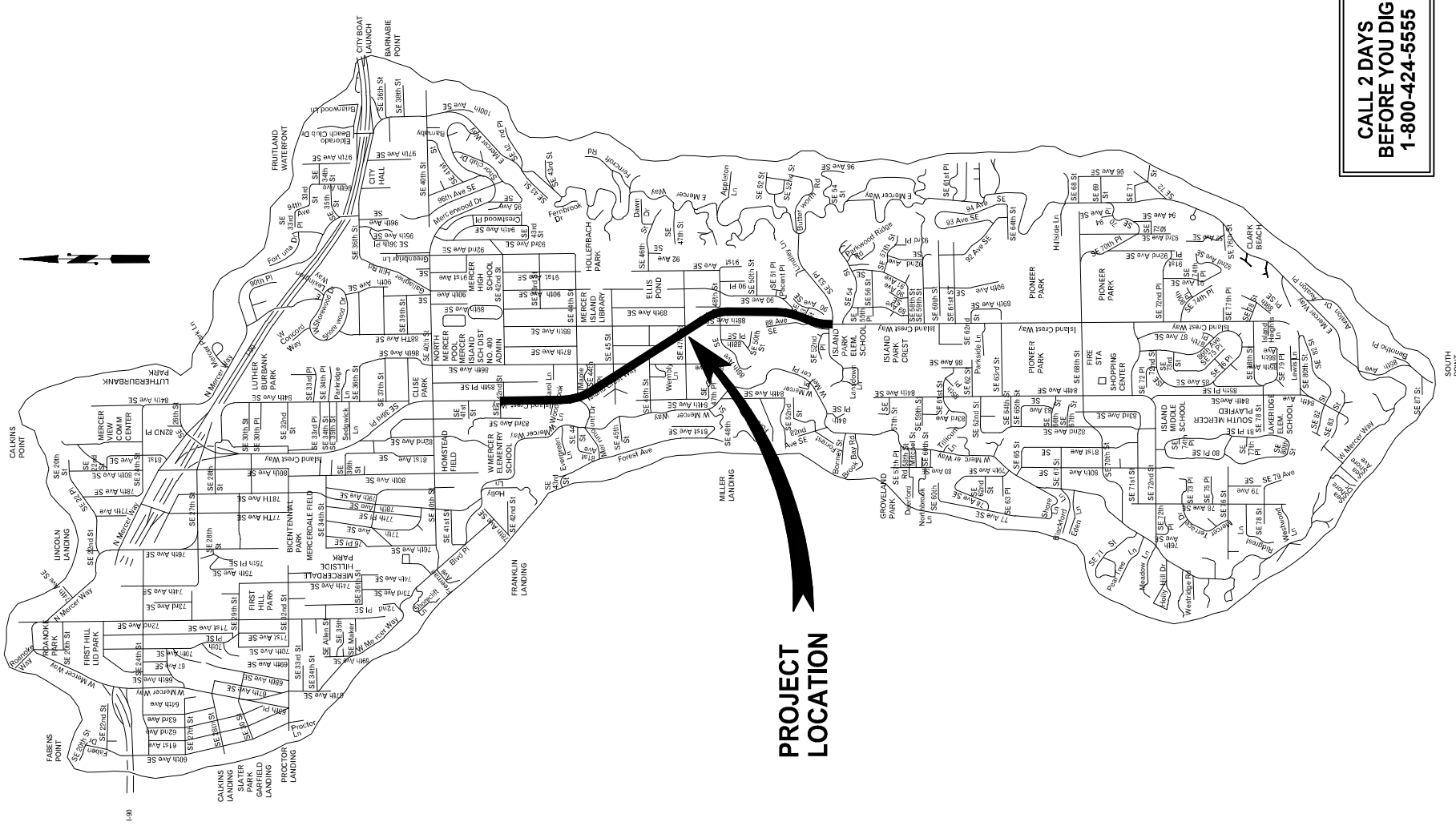


ISLAND CREST WAY RESURFACING PHASE 1 WR120R

SCHEDULE OF DRAWINGS

SHEET NUMBER	TITLE
1	COVER
2	INDEX & SURVEY CONTROL
3	LEGEND & ABBREVIATIONS
4	TYPICAL SECTIONS
5-8	DETAILS
9-20	SITE PREPARATION PLANS
21-29	ROADWAY PLANS
30-34	MEDIAN CURB & ISLAND DETAILS
35-42	CHANNELIZATION & ILLUMINATION PLANS
43-51	LANDSCAPE PLANS
52-53	IRRIGATION PLANS

**BID
DOCUMENT**



**PROJECT
LOCATION**

**CALL 2 DAYS
BEFORE YOU DIG
1-800-424-5555**



**BUSINESS OF THE CITY COUNCIL
CITY OF MERCER ISLAND, WA**

**AB 5044
March 2, 2015
Consent Calendar**

**2014 ARTERIAL AND RESIDENTIAL STREET
OVERLAYS PROJECT CLOSE OUT**

Proposed Council Action:
Accept the completed project.

DEPARTMENT OF	Maintenance (Clint Morris)
COUNCIL LIAISON	n/a
EXHIBITS	1. Project Location Map
APPROVED BY CITY MANAGER	

AMOUNT OF EXPENDITURE	\$	640,367
AMOUNT BUDGETED	\$	710,286
APPROPRIATION REQUIRED	\$	0

SUMMARY

The 2014 Arterial and Residential Street Overlays combined an arterial overlay, minor pedestrian improvements, and several residential street overlay locations into one contract for construction in summer 2014. This larger project resurfaced 1.2 miles of roadways, including the IMS Curve (SE 72nd Street and 84th Avenue), Mercer Terrace Drive and its cul-de-sacs, SE 53rd Place (from Island Crest Way to Lansdowne Lane), and SE 57th Street and 92nd Avenue (from 91st Avenue to SE 59th Street).

During spring and summer of 2014, staff coordinated the construction of numerous small storm drainage repairs and water system improvements on some of these roadways. These improvements were completed ahead of the street overlay work and were funded through the Street Related Drainage Improvements and Street Related Water Improvements programs within the 2013-2014 Capital Improvement Budget.

Three construction bids for the project were received and opened on May 30, 2014. On June 16, 2014, the City Council awarded the construction contract to Lakeridge Paving Company in the amount of \$599,895 for Schedules 'A', 'A1', 'B', 'C', and 'D', and set the project's total budget to \$710,286 (AB 4981).

Construction activities on the contract began in mid-July with work on the so-called "IMS Curve" of SE 72nd Street and 84th Avenue, which ran east from 82nd Avenue to north of SE 71st Street. Several small areas of concrete curb, sidewalk, and curb ramps were replaced (Schedule A1), followed by pavement repairs and full width grinding of the roadway to remove the 1.5" asphalt overlay placed in 1998. A thicker, 2" hot mix asphalt (HMA) overlay was then placed, followed by all new pavement markings (Schedule A). The new roadway striping includes narrowed traffic lanes with white edge lines that delineate a 5- to 6-foot wide paved shoulder from 82nd Avenue all the way to SE 68th Street. Construction was completed by the end of July for 12% less than the bid amount.

Lakeridge Paving Company crews then moved to the residential street overlay locations of Mercer Terrace Drive (Schedule B), SE 57th Street and 92nd Avenue (Schedule C), and SE 53rd Place (Schedule D). These roadways received a significant amount of pavement repair prior to receiving 2" HMA overlays. On SE 53rd

Place, a narrow segment of the road (only 15 feet at one point) was widened to 20 feet. All the residential roadways were substantially completed by the end of August, with final cleanup and punch list work being finished in early September.

The total cost for the completed project was \$640,367, which is 10% less than the total amount budgeted at the time of contract award. Contingency costs, which were very low, consisted of vegetation trimming ahead of the street paving and some additional utility casting adjustments. Actual project design and inspection services costs were very close to the budgeted amounts. Significant savings were seen in the project management costs, primarily due to the contractor's completion of the entire project in only 8 weeks.

Actual expenses for the project compared to budgeted amounts are shown in the following table. The \$69,919 of unspent budget from the combined project will remain in the Street fund.

2014 ARTERIAL AND RESIDENTIAL OVERLAYS PROJECT COSTS		
Description	Approved Project Budget	Actual Expenditures
Construction Contract		
Schedule A - IMS Curve (SE 72nd St / 84th Ave)	\$ 153,727	\$ 135,318
Schedule A1 - Pedestrian Improvements	26,310	25,698
Schedule B - Mercer Terrace Dr / SE 76th St	150,395	152,724
Schedule C - SE 57th / 92nd Ave	123,050	121,881
Schedule D - SE 53rd Place	146,414	151,416
Total Construction Contract	\$ 599,895	\$ 587,037
Construction Contingency @ 8%	47,992	7,195
Project Design	13,900	11,422
Inspection Services	17,500	17,135
Contract Administration / Project Management	25,000	11,579
1% for the Arts	5,999	5,999
Total Project Budget and Cost	\$ 710,286	\$ 640,367

RECOMMENDATION

Street Engineer

MOVE TO: Accept the completed 2014 Arterial and Residential Street Overlays project and authorize staff to close out the contract.

CITY OF MERCER ISLAND

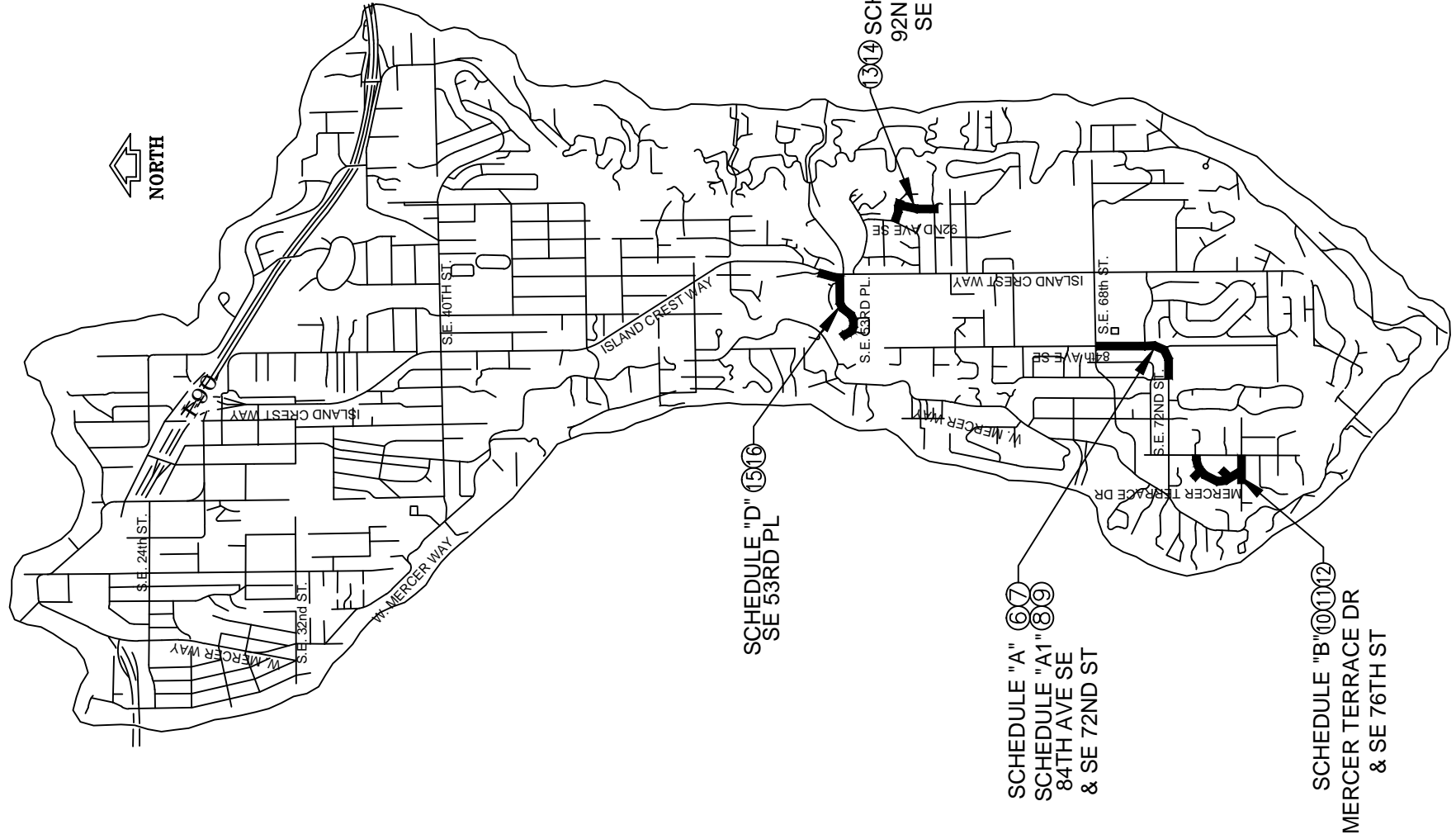
KING COUNTY



WASHINGTON

2014

ARTERIAL AND RESIDENTIAL STREET OVERLAYS



PROJECT NUMBERS: WR110X - SE 72ND ST & 84TH AVE SE, SCHEDULE A
 XR320R - SE 72ND ST & 84TH AVE SE, SCHEDULE A1
 WR101V - RESIDENTIAL STREETS, SCHEDULES B, C, & D

SHEET INDEX:

1	TITLE SHEET
2	ABBREVIATIONS AND SYMBOLS
3	TYPICAL SECTIONS
4-5	STANDARD DETAILS
6	SCHEDULE "A" - SE 72ND ST & 84TH AVE SE OVERLAY
7	SCHEDULE "A1" - SE 72ND ST & 84TH AVE SE PEDESTRIAN IMPROVEMENTS
8-9	SCHEDULE "A" - SE 72ND ST & 84TH AVE SE CHANNELIZATION
10-12	SCHEDULE "B" - SE 76TH ST & MERCER TERRACE DRIVE
13-14	SCHEDULE "C" - SE 57TH ST & 92ND AVE SE
15-16	SCHEDULE "D" - SE 53RD PL

NOTE:
SEE SPECIFICATIONS FOR ADDITIONAL DETAILS AND CLARIFICATION



**BUSINESS OF THE CITY COUNCIL
CITY OF MERCER ISLAND, WA**

**AB 5046
March 2, 2015
Consent Calendar**

**A REGIONAL COALITION FOR HOUSING
(ARCH) 2015 ADMINISTRATIVE BUDGET AND
WORK PROGRAM**

Proposed Council Action:

Review and approve the 2015 ARCH
Administrative Budget and Work Program.

DEPARTMENT OF	Development Services Group (Alison Van Gorp)
COUNCIL LIAISON	n/a
EXHIBITS	1. 2015 ARCH Administrative Budget and Work Program
APPROVED BY CITY MANAGER	

AMOUNT OF EXPENDITURE	\$	29,882
AMOUNT BUDGETED	\$	29,882
APPROPRIATION REQUIRED	\$	0

SUMMARY

What is A Regional Coalition for Housing (ARCH) and why is the City involved?

Under the terms of the Growth Management Act (GMA), Mercer Island and all other cities subject to the GMA are required to have a Housing Element within their Comprehensive Plan and are required to provide housing opportunities for all economic segments. Through the ARCH Housing Trust Fund process, ARCH assists the City in meeting its goals and objectives for affordable housing, including workforce and other housing needs. Through ARCH, the City has also joined together with other eastside cities in a sub-regional effort to create and preserve affordable housing through the greater East King County community.

ARCH was created by an Interlocal Agreement between the cities of Bellevue, Kirkland, Redmond and King County. Since its inception, the ARCH membership has increased, and includes: Mercer Island, Woodinville, Issaquah, Bothell, Newcastle, Sammamish, Kenmore and the "Points Communities" of Medina, Clyde Hill, Yarrow Point, Hunts Point and Beaux Arts Village. ARCH staff serves as additional housing staff to each member city and provides coordination with member city staff in various housing-related projects, plans, and services.

ARCH 2015 Budget and Work Program

Under the terms of the ARCH Interlocal Agreement, each member city must approve the ARCH Administrative Budget and Work Program annually. Like other local government members, Mercer Island contributes annually to ARCH in order to provide administrative support for the organization's housing activities. Each year, ARCH presents its annual Budget and Work Program to each member City Council for review and approval.

Administrative Budget

The ARCH Administrative Budget has been approved by the ARCH Executive Board and is being forwarded to each member city for approval and fund allocation. The proposed total ARCH Administrative Budget for 2015 (Exhibit 1) is \$633,805 of which \$29,882 is Mercer Island's share. This is the same amount Mercer Island has contributed annually from 2009 through 2014. City Council approved this amount in the 2015-2016 budget.

In addition to providing administrative support to ARCH, the City budgeted \$20,000 in 2014 for projects recommended through the ARCH Housing Trust Fund process. When projects are proposed that would utilize Mercer Island Trust Fund dollars, these projects come before City Council for review and approval.

Work Program

The first section of the ARCH Work Program for 2015 (Exhibit 1) explains how ARCH assists projects in an effort to help cities channel Housing Trust Fund dollars into effective affordable housing projects. This year ARCH is pursuing 5 special initiatives:

- 1) Exploring a dedicated funding source for the Trust Fund
- 2) Evaluating underdeveloped or surplus properties, including faith community properties, for suitability for affordable housing.
- 3) Supporting efforts to create an East King County winter shelter for homeless adults and families
- 4) Continuing work with the WA State Housing Finance Commission on a homebuyer assistance program
- 5) Continuing to monitor and actively pursue efforts to preserve existing HUD assisted affordable housing

The next section identifies the areas of activity related to planning and regulatory efforts including area-wide planning programs and specific objectives for member cities.

While the overall Work Program includes general issues for the entire coalition, there are four goals identified in the 2015 Work Program specific to Mercer Island (Exhibit 1, page 6):

- Assist City with a Housing Strategy Plan
- Assist staff with Town Center code revisions as they pertain to affordable housing.
- Assist City staff with completion of administrative procedures and documents associated with the land use incentive and tax exemption programs for Town Center.
- Provide project support for Town Center projects that include affordable housing.

The final two sections of the 2014 Work Program discuss implementation of the housing programs and ARCH's other activities.

RECOMMENDATION

Administrative Services Manager and ARCH staff

MOVE TO: Approve the ARCH 2015 Administrative Budget and Work Program and authorize expenditure of \$29,882 for Mercer Island's contribution to the 2015 ARCH Administrative Budget.

ARCH WORK PROGRAM: 2015

I. PROJECT ASSISTANCE

A. Oversight of Local Monetary Assistance

ARCH Trust Fund. Review applications and make recommendations for requests of local monetary funds through the ARCH Housing Trust Fund process. Includes helping to coordinate the application process and use of funds for various programs.

Objective: Allocation of \$1,000,000 or more through the ARCH Housing Trust Fund Process, and create or preserve a minimum of 50 units.

For the 'Parity Program', provide updated annual information to members, and achieve the base line goal for levels of direct assistance.

Provide a variety of types of affordable housing and that meet other funding priorities as specified in the ARCH Trust Fund Criteria.

Centralized Trust Fund System. Monitor centralized trust fund process including:

- Produce regular monitoring reports for the ARCH Trust Fund account.
- Work with Administrating Agency (Bellevue) to prepare contracts and distribute funds for awarded projects.
- Monitor funded projects including evaluating performance and tracking loan payments. Includes monitoring for long term sustainability of previously funded projects and working with other funders in the initial overall review, and any follow up evaluation of individual projects.

Objective: Monitor ongoing financial activities of the ARCH Trust Fund account and provide updated information to members.

Develop sustainable strategies for the HTF to meet local housing goals and preserve publicly assisted affordable housing.

King County / State Funding Programs. Review and provide input to other funders for Eastside projects that apply for County (HOF, RAHP, HOME, etc) and State (Tax Credit, DOC) funds. Includes providing input to the King County Home Consortium on behalf of participating Eastside jurisdictions. Assist N/E consortium members with evaluating and making a recommendation to the County regarding CDBG allocations to affordable housing.

Objective: In consultation with County, local staff and housing providers, seek to have funds allocated on a countywide basis by the County and State allocated proportionately throughout the County including the ARCH Sphere of Influence.

B. Special Initiatives This includes a range of activities where ARCH staff assist local staff with specific projects. Activities can range from feasibility analysis, assisting with requests for proposals, to preparation of legal documents (e.g. contracts, covenants). Following are either

existing initiatives or examples of initiatives likely to emerge:

Trust Fund Long Term Issues.

ARCH Trust Fund: Dedicated Funding Source. Continue work that began in 2014 to explore and evaluate the feasibility of a dedicated funding source to supplement general fund contributions for the ARCH Trust Fund. Work in 2015 is expected to focus on working with council to develop a recommendation, and as applicable initial steps of implementing any recommendation.

Surplus Property/Underdeveloped Property. Assist as needed member cities' evaluation of potentially surplus public property or underutilized private property (e.g. faith community properties) for suitability of affordable housing. Currently identified opportunities include:

-
- Continue to assist Sammamish with coordinating development on the surplus city site by Habitat for Humanity of East King County.
- Continue to assist Sammamish staff with coordinating the development of the city's surplus site for ownership housing with Habitat for Humanity.
- Continue to assist Redmond staff with coordinating the development of the 160th site for senior affordable housing development in Downtown Redmond.
- Continue to explore opportunities for catalyst projects in transit oriented neighborhoods such as Bel-Red, Overlake and central Mercer Island that include affordable housing and other features that help implement neighborhood plan objectives.
- Lake Washington School District property in NE Rose Hill.

Winter Shelter. Support efforts by Eastside Human Services Forum, EHAC and cities to develop an East King county sub-regional strategic approach to winter shelter for homeless adults and families. This work will also include working with member cities and local services agencies to implement a long term strategy for providing winter shelter. In 2015 expected work will include in securing capital funding and identification of an appropriate site. Overall goal is to implement a long term strategy by the end of 2016.

Objective: Identify one or more specific sites in East King County to be made available for housing and member jurisdictions to develop a long term strategy for addressing winter shelter for homeless persons and families.

Eastside Homebuyer Program.

Continue working with Washington State Housing Finance Commission to implement the third phase of the House Key Plus ARCH Down Payment Assistance Program. Include a program assessment and potential refinements of program to respond to current market conditions. As part of this assessment explore with King County and other jurisdictions overall approaches to providing affordable ownership housing.

Objective: Maintain operation of the Homebuyer Assistance Program and implement updates.

HUD Assisted Housing. Continue to monitor and actively pursue efforts to preserve existing HUD assisted affordable housing. .

Objective: Preserve existing federally assisted affordable housing in East King County and prevent from converting to market rate housing.

II. HOUSING POLICY PLANNING

Work items in this section are grouped into the following basic areas of activity:

- Work with individual members on local planning efforts.
- Efforts coordinated through ARCH that benefits multiple members of ARCH.
- Track legislation that increases tools available to cities to create affordable housing.
- Participation in regional workgroups that impact local housing efforts.

A. Local Planning Activities

ARCH Housing Strategy Program. ARCH members collectively identified a number of Priority Housing Strategies to help guide local housing activities and ARCH assistance to cities. These include:

- Ongoing education of staffs and officials through Housing 101 Workshops for staffs and new local officials; updating information in the Housing 101 Workbook, annual study sessions with member councils to review current issues and activities and materials profiling current programs and housing trends.
- Assisting members that incorporate priority strategies into their local work program (e.g. property tax exemption program in mixed use zones, regulatory incentive programs, regulations to increase housing diversity (mixed use, innovative housing, housing emphasis zones). (Note: See Local Housing Efforts below for specific activities by members.)

Housing Background Information. On an annual basis, ARCH will continue to provide updated housing data information as available. This updated housing information is available to members and will be incorporated into ARCH education fliers and Housing 101 report.

Objective: On a regular basis, conduct education sessions for new local officials and staffs on local housing conditions and programs, and hold annual discussion with member councils on recent housing trends and efforts.

Continue to keep member jurisdictions and the broader community aware of local housing conditions to assist in their efforts to evaluate current and future efforts to meet local housing objectives. Include research on recent housing trends, and responses to these trends.

Housing Elements / Housing Strategy Plans. Over the past year, ARCH staff has assisted a number of members with updates to the Housing Element of their Comprehensive Plans including completing a Housing Needs Assessment. Most of the work has completed with these updates, but ARCH staff will continue to assist members through the Comprehensive Plan adoption process by Councils. For a number of members, their Housing Element includes a policy to prepare a Housing Strategy Plan to identify and prioritize strategies to implement Housing Element policies. In 2015, ARCH staff anticipates assisting a number of members with developing a local Strategy Plan.

Objective: Assist with preparation of Housing Strategy plans for members that include such a policy in their Housing Element.

Accessory Dwelling Units (ADUs). Several ARCH members have expressed interest in evaluating current ADU regulations and explore other ways to increase availability of ADUs. ARCH staff will assist with convening interested ARCH member cities to evaluate existing ADU regulations and determine ways to inform the broader community.

Planning Efforts Related to Homelessness. Several ARCH members have expressed interest in evaluating local procedures and potentially exploring more collaborative approaches to addressing issues related to local homeless needs. ARCH staff will assist local staff in researching and as needed convening joint work in this area.

Impact Fee Waivers. In response to revisions of state law allowing impact fee waivers for affordable housing, support as needed ARCH member cities' review and adoption of local legislation to implement state authority to grant impact fee waivers.

Local Housing Efforts. ARCH staff will continue to assist local staffs in local efforts to update land use, zoning and other codes in order to implement Comprehensive Plan policies. Following are specifically identified areas that ARCH will assist local staff with accomplishing.

Objective: Assist local staff with completion of the following updates of local codes and specific plans:

Bellevue

Assist City with a Housing Strategy Plan.

Assist City staff with implementing administrative procedures for the Bel-Red land use incentive program.

Assist with Council evaluation of a Multifamily Tax Exemption program in the City and if adopted development of administrative procedures.

Assist in identifying opportunities for affordable housing and implementation of affordable housing strategies in identified East Link corridors and station areas where transit oriented housing and mixed income housing development is an important component of the initial planning work.

Assist in innovative housing ordinance for NB properties within the Newport Hills Commercial Center.

Bothell

Assist city with a Housing Strategy Plan.

Assist city staff with review and update of existing Accessory Dwelling Units regulations.

Assist city staff with work related to affordable housing component of the city's LIFT program in their downtown areas. Includes assisting with any reporting

requirements and potentially exploring additional opportunities for affordable housing on city owned properties in the downtown revitalization area.

Assist city staff with evaluating the updated state legislation regarding impact fee waivers for affordable housing, and explore potential revisions to local regulations related to impact fee waivers for affordable housing.

Clyde Hill

Assist City with rental of City's affordable rental unit.

Issaquah

Assist City with a Housing Strategy Plan.

Continue work with City staff to implement development standards and regulations related to the housing policies adopted in the Central Issaquah Plan and Central Issaquah Standards.

Based on policy direction in Central Issaquah Plan, assist City staff with research and presentation to council related to establishing a Multifamily Tax Exemption program in Central Issaquah. If program is approved by Council, assist staff with establishing administrative procedures.

As needed, assist City staff with administration of the affordable housing provisions of the Lakeside and Rowley development agreements.

Issaquah Highlands: Monitor the implementation of any remaining portions of the Issaquah Highlands affordable housing development agreement.

Assist City staff in preparing an annual Affordable Housing Report Card/Analysis – a 2014 Council Goal.

Kenmore

Assist City with a Housing Strategy Plan

Assist in review of affordable housing regulations as needed for the City's Transit Oriented District.

Assist staff with assessing and potentially updating impact fee waiver regulation.

Consult and provide assistance to City staff on specific sites with affordable housing opportunities such as in the downtown and on city owned property.

Kirkland

Assist City with an update to their Housing Strategy Plan.

Continue to assist with negotiating and administering the provision of affordable housing in developments required to provide affordable housing units pursuant to city regulations and/or using the optional multifamily tax exemption program.

Assist City staff with housing issues that come before Council Planning and Economic Development Committee and resulting initiatives.

Assist City staff with affordable housing preservation efforts and initiatives.

Mercer Island

Assist City with a Housing Strategy Plan.

Assist staff with Town Center code revisions as they pertain to affordable housing.

Assist City staff with completion of administrative procedures and documents associated with the land use incentive and tax exemption programs for Town Center.

Provide project support for Town Center development projects that include affordable housing.

Newcastle

Assist City with a Housing Strategy Plan.

Assist with agreements for any project that would include an affordable housing requirement, including those related to the Community Business Center.

Assist staff with outreach effort related to ADUs.

Redmond

Continue to assist with negotiating and administering the provision of affordable housing in developments required to provide affordable housing units pursuant to city regulations.

Continue to assist staff with coordinating the development of the 160th site for senior affordable housing development in Downtown. (See Special Initiatives).

Assist with the creation of user guides for implementing housing requirements.

Assist with the implementation of other high priority items identified in the Strategic Housing Plan, such as encouraging public/private partnerships to promote the development of affordable housing in urban centers.

Assist with pursuit of creative ways to implement the provisions for affordable housing in projects such as the Group Health and Limited Edition Development Agreements in Overlake; including exploring ways to leverage other resources.

Assist with the promotion of affordable housing and other programs available to Redmond residents and developers, e.g., Accessory Dwelling Units (ADUs) (see above).

Assist with carrying out implementation strategies that result from the investigation of emerging housing markets and East Link Corridor housing strategies as described below under regional issues.

Assist City staff and Council with evaluating and, if appropriate, implementing a tax incentive program for affordable housing, as allowed under RCW 84.14.

Provide assistance as needed in further planning and implementing neighborhood plans (e.g. Southeast Redmond) with respect to housing.,

As follow up to City's adoption of Section 8 anti-discrimination ordinance, assist with education outreach effort to landlords regarding Section 8 program. Potentially do in cooperation with other jurisdictions.

Sammamish

Assist City with an update to their Housing Strategy Plan.

Assist City staff with development and implementation for site donated to Habitat (see special initiatives).

Evaluate Strategy Plan to assess if work should commence on any priority strategies (e.g. Senior Housing opportunities).

Assist City staff with implementation of Town Center affordable housing provisions

Woodinville

Assist City staff with a Housing Strategy Plan.

Assist with review and any update of affordable housing and accessory dwelling unit programs and regulations.

Assist City staff and Planning Commission with evaluating and developing incentives for affordable housing as provided for in the Downtown/Little Bear Creek Master Plan area.

Yarrow Point

Assist Planning Commission and Council with a review and potential update of current ADU regulations, and assist with effort to increase public awareness of local provisions.

King County See Regional/Planning Activities below.

Complete standard covenants, and monitor the implementation of the Northridge/Blakely Ridge and Redmond Ridge Phase II affordable housing development agreements. This includes monitoring annual progress toward achieving affordability goals; and providing information to developers on details

about how the program is implemented.

General Assistance. In the past, there have been numerous situations where members have had requests for support on issues not explicitly listed in the Work Program. Requests range from technical clarifications, to assisting with negotiating agreements for specific development proposals, to more substantial assistance on unforeseen planning initiatives. ARCH sees this as a valuable service to its members and will continue to accommodate such requests to the extent they do not jeopardize active work program items.

B. Regional/Countywide Planning Activities

PSRC – Growing Transit Communities (GTC). PSRC in a partnership with public and private agencies from the Central Puget Sound region with a HUD Sustainable Communities Planning Grant completed a regional GTC strategy plan. Several ARCH members and ARCH are participating in follow up efforts coordinated by the GTC Advisory Committee. ARCH staff will assist member jurisdictions to evaluate and implement GTC strategies relevant to their respective communities. Some specific activities for individual members are described above in the Local Housing Efforts section. One general activity being pursued is a loan acquisition program (REDI). ARCH will participate in work groups and if enacted assist with implementation. Another general area of activity could be to assist member cities with familiarizing the development community about local housing incentives available in their communities.

Objective: Obtain information that is applicable to ARCH member cities' housing development efforts and assist with implementing GTC strategies.

Countywide Planning Policies (CPP) for Affordable Housing. The Growth Management Planning Council adopted updated CPPs for housing. This also included several follow up work program items to begin implementation of some of the policies. ARCH staff will assist the regional work group on these follow up work program items (e.g. identifying and collecting key regional data for monitoring progress).

Legislative Items. ARCH staff will track state and federal legislative items that relate to affordable housing that could impact members' ability to address affordable housing. As needed, staff will report back to the Executive Board and members, and when directed coordinate with other organizations (e.g. AWC, Prosperity Partnership, WLIHA) to contact legislators regarding proposed legislation.

Committee to End Homelessness (CEH)/ Eastside Homeless Advisory Committee (EHAC). Anticipated work of the CEH in the coming year includes continued coordinated allocation of resources, and initiating several specific proposals (e.g. shelters, addressing homelessness for veterans, families conversion process, and youth and young adults). Role for ARCH staff is expected to include participating in the CEH Funders group and its efforts to coordinate funding, and inform ARCH members and the general public of CEH/EHAC activities. Also continue to participate in efforts to implement homeless efforts within East King County through EHAC, including longer term solutions for winter shelters in East King County (see Special Initiatives).

Objective: Keep member jurisdictions informed of significant regional issues and pending legislation that could affect providing housing in East King County.

Ensure that perspectives of communities in East King County are addressed in regional housing activities, including the Committee to End Homelessness.

Have one or more specific local programs initiated as part of the 10 Year Plan to End Homelessness.

III. HOUSING PROGRAM IMPLEMENTATION

Monitoring Affordable Rental Housing. Administer ongoing compliance of affordability requirements. This includes affordable rental housing created through direct assistance (e.g. Trust Fund allocation, land donations) from member jurisdictions, and through land use incentives. Some Trust Fund projects also require monitoring of project cash flow related to loans made by jurisdictions to projects (see I. Project Assistance). An objective in 2015 is to update administrative procedures in response to changing practices in the real estate market such as payment of various utilities by residents. .

Objective: Ensure projects are in compliance with affordability requirements which involve collecting annual reports from projects, screening information for compliance, and preparing summary reports for local staffs. To the extent possible this work shall:

- Minimize efforts by both owners and public jurisdictions.
- Coordinate ARCH's monitoring efforts with efforts by other funding sources such as using shared monitoring reports.
- Utilize similar documents and methods for monitoring developments throughout East King County.
- Ensure accurate records for affordable ownership units, including audit units for owner occupancy and proper recording of necessary documentation.
- Establish working relationship with other public organizations that can help assess how well properties are maintained and operated (e.g. code compliance, police, and schools).

Monitoring Affordable Ownership Housing. As more price restricted homes are created, monitoring of affordable ownership housing created through local land use regulations is becoming of increased importance. In addition, will continue to monitor general trends with ownership units, enforcement of covenant provisions (e.g. leasing homes, foreclosure), and as necessary evaluate and if warranted, complete revisions to the ownership covenants. This effort will include convening member planning staff to review potential revisions, consulting with King County and other local ownership programs, and seeking approval from Secondary Market lenders (e.g. FHA, Fannie Mae) of any potential revisions. Also continue to maintain a list of households potentially interested in affordable ownership housing.

Objective: Oversee resale of affordable ownership homes. Address issues related to ongoing compliance with program requirements (e.g. leasing homes, foreclosures).

Complete revisions to the affordability covenant and administrative procedures to better protect against potential loss of long term affordability.

Information for public on Affordable Housing. Maintain lists of affordable housing in East King County (rental and ownership), and making that available as needed to people looking for affordable housing.

Objective: Maximize awareness of affordable housing opportunities in East King County through the ARCH web site, public flyers and other means to assist persons looking for affordable housing.

Relocation Plans. Assist as necessary with preparing relocation plans and coordinate monitoring procedures for developments required to prepare relocation plans pursuant to local or state funding or regulatory requirements.

Objective: Maximize efforts to ensure that existing households are not unreasonably displaced as a result of the financing or development of new or existing housing.

IV. SUPPORT/EDUCATION/ADMINISTRATIVE ACTIVITIES

Education/Outreach. Education efforts should tie into efforts related to public outreach/input on regional housing issues (see Local Planning Activities). However, much of ARCH's outreach/education work will occur through work with individual members on local housing efforts. As part of Housing 101, in addition to the Housing 101 workbook and related brochures, conduct some type of specific education event. In 2015, Housing 101 could entail a more public event such as the Community Recognition Awards or short videos to be broadcast on local cable channels.

Objective: Develop education tools to inform councils, staffs and the broader community of current housing conditions, and of successful efforts achieved in recent years.

Be a resource for members to assist with outreach and education activities on affordable housing associated with local planning efforts.

Conduct specific education events for ARCH member staff, commissioners and council members.

Create outreach tools/efforts that inform the broader community of affordable housing resources available to residents.

ARCH Web Site. Update on a regular basis information on the ARCH website, including information related to senior housing opportunities. Add new section to the website that provides more details and administrative materials for affordable incentive programs available through ARCH members and fair housing information. Add a new page to the website that provides a quarterly update on a timely topic, and disperse information to member councils and staffs.

Objective: Maintain the ARCH web site and update the community outreach portion by incorporating information from Housing 101 East King County, as well as updated annual information, and links to other sites with relevant housing

information (e.g. CEH, HDC).

Make presentations, including housing tours, to at least 10 community organizations.

Media coverage on at least six topics related to affordable housing in East King County related to work done by Cities/ARCH and articles in local city newsletters.

Advice to Interested Groups. Provide short-term technical assistance to community groups, faith communities and developers interested in community housing efforts. Meet with groups and provide suggestions on ways they could become more involved. In 2015, undertake an effort to educate realtors about local Affordable Ownership program.

Objective: Increase awareness of existing funding programs by potential users.

Increase opportunities for private developers and Realtors working in partnership with local communities on innovative/affordable housing.

Assist community based groups who want to provide housing information to the broader community by assisting with preparing background information.

Administrative Procedures. Maintain administrative procedures that efficiently provide services to both members of ARCH and community organizations utilizing programs administered through ARCH. Prepare quarterly budget performance and work program progress reports, including Trust Fund monitoring reports. Prepare the Annual Budget and Work Program. Work with Executive Board to develop multi-year strategy for the ARCH Administrative Budget. Staff the Executive and Citizen Advisory Boards. Continue to inquire among cities within the ARCH Sphere of Influence that are not members of ARCH (e.g. Snoqualmie Valley cities) potential interest in becoming a member of ARCH.

Objective: Maintain a cost effective administrative budget for ARCH, and keep expenses within budget. Administrative costs should be equitably allocated among ARCH's members.

Maintain membership on the ARCH Citizen Advisory Board that includes broad geographic representation and a wide range of housing and community perspectives.

2015 ARCH Administrative Budget

Final 12-12-14

I. ANNUAL OPERATING EXPENSES

Item	2014 Budget	2015 Budget	Change Budget	Percent Change
Staffing *				
Sub-total	\$ 561,506	\$ 580,799	\$ 19,292	3%
Rent	\$ 21,600	\$ 22,248	\$ 648	3%
Utilities	Incl^	Incl^	Incl^	Incl^
Telephone	\$ 3,296	\$ 3,395	\$ 99	3%
Operating				
Travel/Training	\$ 2,000	\$ 2,000	\$ -	0%
Auto Mileage	\$ 3,150	\$ 3,150	\$ -	0%
Copier Costs	\$ 2,000	\$ 2,000	\$ -	0%
Office Supplies	\$ 2,060	\$ 2,348	\$ 288	14%
Office Equipment Service	\$ 1,500	\$ 1,500	\$ -	0%
Fax/Postage	\$ 1,200	\$ 1,200	\$ -	0%
Periodical/Membership	\$ 3,700	\$ 3,700	\$ -	0%
Misc. (e.g. events,etc.)	\$ 1,680	\$ 1,680	\$ -	0%
Insurance	\$ 8,700	\$ 9,135	\$ 435	5%
Reorganization Admin	\$ 650	\$ 650	\$ -	
Sub-total	\$ 26,640	\$ 27,363	\$ 723	3%
TOTAL	\$ 613,042	\$ 633,805	\$ 20,762	3.39%

* Actual salary increases based on Bellevue's approved Cost of Living Adjustment

II. ARCH ADMINISTRATIVE BUDGET: 2015 IN-KIND CONTRIBUTIONS

Salary	Annual Cost	Value of In-King Contributions Bellevue	Required Cash
Manager	\$ 117,994	\$ 117,994	\$ -
Benefits	\$ 38,690	\$ 38,690	\$ -
Associate Planner I	\$ 101,685		\$ 101,685.02
Benefits	\$ 35,856		\$ 35,855.86
Associate Planner II	\$ 87,707		\$ 87,707.14
Benefits	\$ 33,427		\$ 33,426.50
Clerk I	\$ 71,867		\$ 71,867.24
Benefits	\$ 30,674		\$ 30,673.53
Clerk II	\$ 38,095		\$ 38,095.04
Benefits	\$ 24,804		\$ 24,803.92
Sub-total	\$ 580,799	\$ 156,684	\$ 424,114.25
Rent at Family Resource Ce	\$ 22,248		\$ 22,248.00
Utilities	Incl ^A		
Telephone	\$ 3,395		\$ 3,394.88
Travel/Training	\$ 2,000		\$ 2,000.00
Auto Mileage	\$ 3,150		\$ 3,150.00
Copier Costs	\$ 2,000		\$ 2,000.00
Office Supplies	\$ 2,348		\$ 2,348.40
Office Equipment	\$ 1,500		\$ 1,500.00
Fax/Postage	\$ 1,200		\$ 1,200.00
Periodical/Membership	\$ 3,700		\$ 3,700.00
Misc.	\$ 1,680	\$ 219	\$ 1,461.33
Insurance	\$ 9,135	\$ 9,135	\$ 8,916.33
Reorganization Cost	\$ 650	\$ 650	\$ -
Sub-total	\$ 27,363	\$ 10,004	\$ 17,359.73
TOTAL	\$ 633,805	\$ 166,688	\$ 467,116.86

III. ARCH ADMINISTRATIVE BUDGET: RESOURCE DISTRIBUTION

A. Cash Contributions	2014		2015 Change		Percent Change
Bellevue	\$ -	\$ -	\$ -	\$ -	-
Bothell	\$ 45,890	\$ -	\$ 52,731.94	\$ 6,841.78	
Issaquah	\$ 27,565	\$ -	\$ 40,542.65	\$ 12,977.15	
King County	\$ 43,466	\$ -	\$ 43,466.00	\$ -	
Kirkland	\$ 81,310	\$ -	\$ 103,129.49	\$ 21,819.54	
Mercer Island	\$ 29,882	\$ -	\$ 29,882.38	\$ -	
Newcastle	\$ 11,675	\$ -	\$ 13,425.89	\$ 1,751.03	
Redmond	\$ 65,020	\$ -	\$ 70,460.67	\$ 5,441.10	
Woodinville	\$ 12,864	\$ -	\$ 13,867.53	\$ 1,003.47	
Beaux Arts Village	\$ 1,569	\$ -	\$ 1,569	\$ -	
Clyde Hill	\$ 3,205	\$ -	\$ 3,760	\$ 555.30	
Hunts Point	\$ 1,569	\$ -	\$ 1,569	\$ -	
Medina	\$ 3,218	\$ -	\$ 3,785	\$ 567.95	
Yarrow Point	\$ 1,569	\$ -	\$ 1,569	\$ -	
Sammamish	\$ 53,334	\$ -	\$ 60,644	\$ 7,309.30	
Kenmore	\$ 25,918	\$ -	\$ 26,713	\$ 795.20	
Other	\$ -	\$ -	\$ -	\$ -	
TOTAL	\$ 408,055	\$ -	\$ 467,117	\$ 59,061.83	
B. In-Kind Contributions	2014		2015 Change		Percent Change
Bellevue	\$ 153,342	\$ -	\$ 166,688	\$ 13,346	8.70%
TOTAL	\$ 153,342	\$ -	\$ 166,688	\$ 13,346	
C. Total Contributions *	2014		2015 Change		Percent Change
Bellevue	\$ 153,342	\$ -	\$ 166,688	\$ 13,346	8.70%
Bothell	\$ 45,890	\$ -	\$ 52,732	\$ 6,841.78	14.91%
Issaquah	\$ 27,565	\$ -	\$ 40,543	\$ 12,977.15	47.08%
King County	\$ 43,466	\$ -	\$ 43,466	\$ -	0.00%
Kirkland	\$ 81,310	\$ -	\$ 103,129	\$ 21,819.54	26.84%
Mercer Island	\$ 29,882	\$ -	\$ 29,882	\$ -	0.00%
Newcastle	\$ 11,675	\$ -	\$ 13,426	\$ 1,751.03	15.00%
Redmond	\$ 65,020	\$ -	\$ 70,461	\$ 5,441.10	8.37%
Woodinville	\$ 12,864	\$ -	\$ 13,868	\$ 1,003.47	7.80%
Beaux Arts Village	\$ 1,569	\$ -	\$ 1,569	\$ -	0.00%
Clyde Hill	\$ 3,205	\$ -	\$ 3,760	\$ 555.30	17.33%
Hunts Point	\$ 1,569	\$ -	\$ 1,569	\$ -	0.00%
Medina	\$ 3,218	\$ -	\$ 3,785	\$ 567.95	17.65%
Yarrow Point	\$ 1,569	\$ -	\$ 1,569	\$ -	0.00%
Sammamish	\$ 53,334	\$ -	\$ 60,644	\$ 7,309.30	13.70%
Kenmore	\$ 25,918	\$ -	\$ 26,713	\$ 795.20	3.07%
Other**	\$ 51,645	\$ -	\$ -	\$ (51,645.00)	
TOTAL REVENUE	\$ 613,042	\$ -	\$ 633,805	\$ 20,762.44	3.39%
TOTAL COSTS	\$ 613,042	\$ -	\$ 633,805	\$ 20,762.45	3.39%
BALANCE	\$0				

* Changes are disproportionate in order to realign contributions based on recent annexations and updated census population figures.

** ARCH administrative reserves and misc income.



**BUSINESS OF THE CITY COUNCIL
CITY OF MERCER ISLAND, WA**

**AB 5047
March 2, 2015
Consent Calendar**

**A REGIONAL COALITION FOR HOUSING
(ARCH) 2014 TRUST FUND
RECOMMENDATIONS**

Proposed Council Action:

Review and approve ARCH 2014 Trust Fund recommendations and allocate project funds.

DEPARTMENT OF

Development Services Group (Alison Van Gorp)

COUNCIL LIAISON

n/a

EXHIBITS

1. The ARCH HTF Recommendations memo from the ARCH Executive Board

APPROVED BY CITY MANAGER

AMOUNT OF EXPENDITURE	\$	20,000
AMOUNT BUDGETED	\$	20,000
APPROPRIATION REQUIRED	\$	0

SUMMARY

Mercer Island allocates \$20,000 annually for projects recommended through the ARCH Housing Trust Fund process. When projects are proposed that would utilize Mercer Island Trust Fund dollars, those projects come before City Council for review and approval. The 2014 funding recommendation is presented to the Council below. The ARCH Executive Board has recommended that Mercer Island’s 2014 allocation be committed to the Congregations for the Homeless/King County Housing Authority men’s Winter Shelter (\$7,000), Regional Equitable Development initiative (REDI) Fund (\$11,500) and Parkview Homes XI (\$1,500).

What is A Regional Coalition for Housing (ARCH) and why is the City involved?

Under terms of the Growth Management Act (GMA), Mercer Island and all other cities subject to the GMA are required to have a Housing Element within their Comprehensive Plan and take action to provide housing opportunities for all economic segments. Through the ARCH Housing Trust Fund process, ARCH assists the City in meeting their goals and objectives for affordable housing. The City has also, through ARCH, joined together with other eastside cities in a sub-regional effort to create and preserve affordable housing throughout the greater East King County community. ARCH was created by Interlocal Agreement between the cities of Bellevue, Kirkland, Redmond and King County. Since its inception, the ARCH membership has increased, and includes: Mercer Island, Woodinville, Issaquah, Bothell, Newcastle, Sammamish, Kenmore, and the “Points Communities” of Medina, Clyde Hill, Yarrow Point, Hunts Point and Beaux Arts Village. ARCH staff serves as additional housing staff to each member city, and coordinates with member city staff in various housing-related projects, plans and services.

Housing Trust Fund Recommendation from ARCH

The ARCH Housing Trust Fund (HTF) was created by ARCH member cities in 1993 as a way to directly assist the development and preservation of affordable housing in East King County. The trust fund process allows ARCH members to capitalize a joint housing development fund, and directly control the use of their housing funds through ARCH's funding recommendation process. Mercer Island's contributions to the ARCH HTF come from the City's general fund, designated to ARCH for the purpose of creating affordable housing. Since 2010, the Council has authorized \$20,000 in each year to be expended for HTF activities. These funds are held in a centralized account at the City of Bellevue and earn interest.

The HTF is ARCH's primary source for funding housing projects and programs for specific low and moderate-income target populations. The long range goals set by the member cities for use of their housing resources are as follows: 56 percent for families, 19 percent for elderly, 13 percent for homeless/transitional, and 12 percent for special needs populations. Since 1993, member cities have made over \$44 million available to help fund over 3,000 units of affordable housing located in East King County. ARCH generally accepts applications for projects and awards funding twice a year.

The ARCH HTF Recommendations memo from the ARCH Executive Board provides a summary of the Fall 2014 applications, the Citizen Advisory Board (CAB) recommendations and rationale, and proposed contract conditions for the three proposals recommended for funding at this time (all of which Mercer Island funds will support). See Exhibit 1. It also includes 5 attachments providing detailed information about the ARCH Trust Fund recommendations and contract conditions, funding, leveraging, and project summaries:

1. The ARCH Housing Trust Fund (HTF) Applications is a summary table of the projects.
2. The 2014 Housing Trust Fund: Proposed Funding Sources provides a funding chart showing how proposed ARCH funding is distributed among ARCH cities.
3. The ARCH Housing Trust Fund, 2014 provides details of project leveraging detailing the other funding sources and amounts leveraged by ARCH cities.
4. The Economic Summary provides economic summaries of the recommended projects showing sources of funding and project expenses.
5. The ARCH East King County Trust Fund Summary provides a summary of ARCH projects funded to date.

RECOMMENDATION

Administrative Services Manager and ARCH staff

MOVE TO: Approve the use of up to \$20,000 from the City's ARCH Housing Trust Fund to fund the Congregations for the Homeless/King County Housing Authority Men's Winter Shelter, Regional Equitable Development Initiative (REDI) Fund and Parkview Homes XI, with conditions as recommended by the ARCH Executive Board, and authorize the City Manager or the Administering Agency of ARCH on behalf of the City of Mercer Island to execute any related agreements and documents.



A Regional Coalition for Housing

Together Center
16225 NE 87th Street, Suite A-3 ♦ Redmond, Washington 98052
(425) 861-3677 ♦ Fax: (425) 861-4553 ♦ www.archhousing.org

MEMORANDUM

TO: City of Bellevue Council Members
City of Clyde Hill Council Members
Town of Hunts Point Council Members
City of Issaquah Council Members
City of Kenmore Council Members
City of Kirkland Council Members
City of Medina Council Members
City of Mercer Island Council Members
City of Newcastle Council Members
City of Redmond Council Members
City of Sammamish Council Members
City of Woodinville Council Members
Town of Yarrow Point Council Members

FROM: Lyman Howard, Chair, and ARCH Executive Board

DATE: December 12, 2014

RE: Fall 2014 Housing Trust Fund (HTF) Recommendation

The ARCH Executive Board has completed its review of the four applications for the Fall 2014 Housing Trust Fund round. The CAB recommends funding for three projects. Recommendations total \$1,400,800 as summarized in the attached table, Proposed Funding Sources. The actual amount will depend on final action by the City Councils.

Following is a summary of the applications, the CAB recommendation and rationale, and proposed contract conditions for the three proposals recommended for funding at this time. Also enclosed is a project summary table, a chart summarizing overall funding sources, an economic summary for each projects, and a summary of funded projects to date.

1. Congregations for the Homeless/King County Housing Authority EKC Men’s Winter Shelter

Funding Request: \$700,000 (Secured Grant)
50 beds

CAB Recommendation: \$700,000 (Secured Grant)
See attached Funding Chart for distribution of City Funds

Project Summary:

Congregations for the Homeless (CFH) with the support of King County Housing Authority (KCHA) is applying to ARCH for the acquisition of a property to be developed as a permanent winter shelter for men. For the past six years East King County cities have funded two winter shelters: one for unaccompanied men and one for women and families. CFH has operated the men's emergency winter shelter during that time, at non-permanent locations usually churches or civic buildings, which have sometimes been in single family neighborhoods. The emergency shelter is a low barrier shelter which means few requirements on the shelter guests other than they don't pose a danger to other guests. The emergency shelter started out being open only on severe winter nights, but moved to being open all nights from November through March. This application takes the project a next step to a permanent location better located for shelter guests, and also be able to house daytime services and drop in center. ARCH-member planning staff have already identified a number of locations generally in or near transit-served centers and near services which would be appropriate for siting the shelter. Initially the shelter and daytime services could operate on a similar schedule as the current facilities – night time shelter during winter months and daytime services weekdays throughout the year. To the extent there is additional private and/or public funding support, it could expand the period shelter and day services are available.

The proposed shelter is sized to house at least 50 men. It would include kitchen and dining facilities, gathering space, computer lab, staff and counseling offices, a hygiene center including washrooms, showers and laundry, staff laundry, bedding storage area and sleeping areas. Ultimately the goal is to create a second similar facility for women/families. The acquisition could include a building shell which could be renovated for the purpose of the shelter/day center, or it could mean new construction. The ARCH funding in conjunction with an interim Loan from King County would be used to acquire the property. After acquisition, a final budget will be prepared and other permanent funding will be sought including permanent funding from King County and State Housing Trust Fund and a capital campaign by CFH.

Funding Rationale:

The CAB supported the intent of this application for the following reasons:

- Provides shelter during winter months for at least 50 men and part time daytime services year round which has been a demonstrated need over the past 5 years in East King County.
- Is consistent with Countywide Committee to End Homelessness priorities.
- Operator is respected, and has been successful for six years of operation in serving this population in a winter shelter.
- Would help address challenges of siting a temporary shelter on an annual basis.
- Permanent location would allow it to be better located close to transit and services and not impact single family neighborhoods.
- Permanent facility would provide opportunity to expand period shelter and day services are available with additional operating funds
- KCHA as interim owner will allow CFH to act to secure and hold potential site.

While it is not typical to recommend funding prior to a specific site is identified, it is recognized that there are special circumstances associated with this proposal. First, there is a temporary location for the shelter that is only available the next two winters and a new location needed by winter 2016. Second, acquiring properties in the areas being targeted can be competitive and require relatively quick action to

secure an option. In the recommended conditions, there are several special conditions intended to address these circumstances.

Potential Conditions:

Standard Conditions: Refer to list of standard conditions found at end of this memo

Special Conditions:

1. Prior to September 1, 2015, CFH shall provide to City or Administering Agency an update on the status of the project which will include: update on status of a site search, updates on the status of the capital campaign and applications for other public funding; updated capital and operating budgets (including reflecting federal funding requirements); and progress toward being able to meet all funding conditions within the 18 month period specified in Condition 2. If the City or Administering Agency evaluation indicates that funding conditions cannot be met within the 18 month funding condition period, (e.g. status of site search, progress on the capital campaign, application for other funding, updated budgets), then the ARCH Executive Board will be authorized to have the funding award expire and CFH will have to reapply to ARCH for funding.
2. In the event the first funding condition is met, the funding commitment shall be extended to eighteen (18) months from the date of Council approval and shall expire thereafter if all conditions are not satisfied. An extension may be requested to City or Administering Agency no later than sixty (60) days prior to the expiration date. City or Administering Agency will consider an extension only on the basis of documented, meaningful progress in bringing the project to readiness or completion.
3. CFH will provide a capital campaign strategy by March 2015 which includes key activities and campaign funding target milestones. Sustain operation over time through fundraising and other efforts.
4. With the approval of the ARCH Executive Board, up to \$50,000 of funds may be released for predevelopment expenses including Option money for securing a site, due diligence associated with securing the site and project management during the predevelopment phase. The remaining funds could be released upon all other public funding commitment.
5. Funds shall be used by CFH toward acquisition and related due diligence, construction, design and relocation costs. Final designation of use of funds, including any other project related purpose, must receive written authorization from ARCH staff.
6. Funds will be in the form of a secured grant with no repayment, so long as affordability and target population is maintained, and the service funds necessary to provide services to this population are available.
7. A covenant is recorded ensuring affordability for at least fifty (50) beds for fifty (50) years at 30% AMI maximum income.
8. Upon identification of any specific site being considered CFH shall notify ARCH and the City where the site is located for review and approval. In addition CFH shall furnish to ARCH, for

review by the Citizen Advisory Board, terms for the site acquisition and updated development and operating budgets.

9. By March 2015, an outreach plan will be submitted to ARCH staff for review and approval. The outreach plan will include provisions such as:
 - Provide written notification to neighbors upon identification of a suitable site to include description of the project, and information regarding CFH that will include the website and contact number
 - Send out invitations and provide an opportunity for neighbors to individually and/or as a group to meet with CFH in an Open House or other format regarding the project during the site feasibility stage.
 - Strategies for maintaining community communication after development of a specific site, including information about what to do in case something out of the ordinary occurs.
10. As part of the quarterly monitoring report, CFH shall explicitly include any activities related to the neighborhood outreach plan; and progress of the Capital Campaign including active solicitations, amounts pledged and secured against campaign targets and how funds are allocated to the different projects covered by the campaign.
11. Prior to release of funds, the Agency shall submit to ARCH staff for review and approval the winter shelter operating plan including how the facility will be managed and maintained, maintaining the safety and security of shelter guests as well as neighbors, and the financial operations of the shelter.
12. In the event that any operating support funding levels will be reduced, the Agency shall inform ARCH Staff about the impacts the proposed reduction will have on the budget and plan for services to clients, and what steps shall be taken to address the impacts. A new budget or services plan must be approved by ARCH.

2. REDI (Regional Equitable Development Initiative) Fund

Funding Request: \$500,000 (Deferred Loan)
Unknown number of affordable units

CAB Recommendation: \$500,000 (Deferred Loan)
See attached Funding Chart for distribution of City Funds

Project Summary:

This application is for \$500,000 in seed funding for capitalizing a \$25 million revolving loan fund for the purpose of acquiring sites within a four-county region. The goal is for the program to be operational in 2015. The proposed mission statement for the fund is: “to promote equitable transit communities throughout the central Puget Sound region through strategic property acquisition lending that supports the development and preservation of housing and community facilities that meet the needs of low-income households and are located within walking distance of high-capacity transit services and stations.” ARCH’s funding combined with several other public funders (King County, Seattle, State Department of Transportation) is intended to then leverage funds from foundations and lenders. The three funding tiers are:

- \$5 million in first tier seed money from public sources;

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Exhibit 1

Page 6

- \$7.5 million second tier from foundations and mission driven investors;
- \$12.5 million third tier from banks and community development financial institutions.

The revolving loan is expected to be in place for at least ten years and when stopped, funds would be returned to investors with private investors being paid first, and principal returned to public funders as remains. The basic program follows models used in other parts of the country including the Denver Transit Oriented Development Fund, and the Bay Area Transit Oriented Affordable Housing (TOAH) Fund.

The REDI Fund proposal emerges from the work of the Growing Transit Communities (GTC) Partnership, a consortium of public, private, and non-profit stakeholders led by the Puget Sound Regional Council (PSRC). A framework and draft business plan for this project was developed by Enterprise Community Partners and Impact Capital, both of which are Community Development Finance Institutions (CDFIs) that are active in the central Puget Sound region.

Funding Rationale:

The CAB supported the intent of this application for the following reasons:

Would allow acquisition in areas evolving as supported by transit ahead of escalating property values

- Would leverage significant funding from banks and mission-driven organizations. The relatively small public investment by ARCH would give East King County developers access to acquisition loans to the order of several million dollars.
- The REDI fund will fill the gap in the spectrum of financial products currently available to developers interested in equitable TOD by allowing mixed income projects, providing longer term loans for land banking purposes, and providing larger loans for larger sites and completed properties.
- Revolving loan means potential for funds being made available to several projects in succession, and a return to city if the program is ended.
- Loans would be secured by real estate which could be sold at future value should individual projects not move forward.

While the CAB supports the intent of the REDI fund, because it is in its formative stage, it is not as evolved as many other programs. In addition, the program is unique in that it will support a wide range of types of housing with different financing and affordability levels. While these circumstances provide challenges, it is still recommended to make a conditioned funding award at this time because of the important intent of the program, and it would also allow ARCH members to be involved with the development of the program and better insure that ARCH member interests are accounted for in the program. The conditions clarify program issues that at a minimum must be addressed prior to program implementation and also provide for the ARCH Executive Board final review.

Potential Conditions:

Special / Revised Conditions:

1. The funding commitment shall continue for nine (9) months from the date of Council approval and shall expire thereafter if all conditions are not satisfied. An extension may be requested to City staff no later than sixty (60) days prior to the expiration date. At that time, the applicant will provide a status report on progress to date, and expected schedule for start of construction and project completion. City staff will consider an extension only on the basis of documented, meaningful progress in bringing the project to readiness or completion. At a minimum, the applicant will demonstrate that all capital

funding has been secured or is likely to be secured within a reasonable period of time. City staff will grant up to a 12 month extension.

2. Funds shall be used by the Agency toward seed money for loan fund.

3. Completion of an Interlocal Agreement and Credit Agreement that is reviewed and approved through the ARCH Executive Board and that at a minimum address:

- Program and project criteria including:

- Geographic balance for use of the fund, with goals for sub-regions including East King County.
- Defined transit oriented neighborhood areas eligible for use of the fund with flexibility over time to account for changes in land use and transit service.
- Criteria for eligible borrowers.
- Overall affordability goals for housing created through fund. This should allow for different levels of affordability to encourage a range of types of developments and variety of financing approaches.
- Criteria for establishing loan terms (e.g. amount, interest rate, duration) for individual projects.
- Guidelines regarding eligible types of development, with the primary objective being the development of housing that includes affordable housing in stand-alone or mixed use development. Also provisions to help benefit other non-housing uses (e.g. community facilities; small businesses) as a secondary use in mixed use developments to encourage vibrant urban centers.
- Minimum developer contributions and how REDI funds could be blended with other funding sources.
- Review/underwriting criteria for evaluating individual sites, including establishing milestones to be able to evaluate appropriate progress on individual sites. Include some level of flexibility in these criteria to be responsive to different market conditions throughout the region.
- Procedures for disposition or other use of properties that are not able to proceed as proposed.
- Clear direction/policy regarding relocation.

- Governance issues including:

- Committee structure (Oversight and/or Loan), membership, frequency of meetings and responsibilities. Address ARCH Representation in governance structure.
- Process for identifying a fund manager and the roles and responsibilities of the fund manager.
- Procedures/process the fund will use to review individual applications and develop funding recommendation.
- The amounts and terms of funds from each investor, including minimum funding levels needed from each funding tier for program to become operational.
- How losses are allocated.
- Process for regular review and evaluation of REDI Fund activity and revisions to fund priorities and structure

4. Submit monitoring reports quarterly through completion of the project, and annually thereafter. Submit a final budget upon project completion.

5. Funds will be in the form of a deferred 0% interest loan with repayment upon closing the loan pool.

3. Parkview Homes XI

Funding Request: \$200,800 (Secured Grant)
3 Beds

CAB Recommendation: \$200,800 (Secured Grant)
See attached Funding Chart for distribution of City Funds

Project Summary:

Parkview Services, a Shoreline-based non-profit organization which to date has done 158 beds in 53 properties in the region, with this project is proposing to develop two homes in King County. The ARCH application is to help fund one of those homes, a Supportive Living Services Home in Bothell or Kirkland. The other home will be in Federal Way. For the ARCH sphere home they plan to acquire and remodel a three-bedroom house that will serve three (3) low-income individuals with developmental disabilities. A specific home will be identified once all funding is committed. Improvements will include remodeling to meet both Evergreen sustainability and ADA (Americans with Disabilities Act) accessibility standards, and a monitored fire suppression system.

There currently is no site control. The house to be bought will be remodeled to include accessibility features necessary for the initial tenants and for future tenants. Parkview will be looking to acquire suitably laid out minimum 1,500 square foot rambler-style houses that can easily be modified for accessibility.

Funding Rationale:

The CAB supported the intent of this application for the following reasons:

- Serves neediest developmentally disabled residents by relying on referrals from the State DDD for new residents
- Provides housing for a population (Special Needs housing) that currently is below long term ARCH Trust Fund goals
- Property will have 24/7 non-resident care provider coverage
- Acquisitions to be done near transit and community amenities
- Developer has long track record with properties in King County and good reputation with funders and Department of Developmental Disabilities
- Is on the Department of Commerce Trust Fund LEAP (Legislative Evaluation and Accountability Program) list in the special needs set aside

Potential Conditions:

Standard Conditions: Refer to list of standard conditions found at end of this memo

Special / Revised Conditions:

1. The funding commitment shall continue for six (6) months from the date of Council approval and shall expire thereafter if all conditions are not satisfied. An extension may be requested to ARCH staff no later than sixty (60) days prior to the expiration date. At that time, the applicant will

provide a status report on progress to date, and expected schedule for start of construction and project completion. ARCH staff will consider an extension only on the basis of documented, meaningful progress in bringing the project to readiness or completion. At a minimum, the applicant will demonstrate that all capital funding has been secured or is likely to be secured within a reasonable period of time. ARCH staff will grant up to a 12 month extension. If necessary a second extension of up to 6 months may be requested by following the same procedures as the first extension.

2. Funds shall be used by the Agency toward acquisition and closing costs and developer fee. Funds may not be used for any other purpose unless ARCH staff has given written authorization for the alternate use.
3. Parkview shall not proceed with searching for a home until all funding commitments have been received. The Agency shall only purchase unoccupied homes or owner occupied homes in order to not trigger local and federal relocation regulations.
4. Prior to acquisition, the Agency shall submit an appraisal by a qualified appraiser. The appraisal shall be equal to or greater than the purchase price.
5. If CDBG is a funding source, site control cannot be entered into until the completion of the HUD required Environmental Assessment. The option agreement shall contain language that addresses federal funds' "choice-limiting" restrictions.
6. Funds will be in the form of a secured grant with no repayment, so long as affordability and target population is maintained, and the service/care providers have a contract with DDD for funds necessary to provide services to this population.
7. A covenant is recorded ensuring affordability for at least 50 years, with three beds for developmentally disabled individuals at or below 30% of area median income at move in.
8. Unless otherwise approved by ARCH staff the development budget for the ARCH sphere house shall include:
 - The development budget will include a minimum of \$3,000 of private sources provided by the applicant.
 - \$467,500 combined for acquisition and construction cost. In the event that total acquisition and rehab costs, including contingency, exceeds this amount, additional costs shall be covered by private sources from the applicant.
 - Developer fee shall not exceed \$55,000.
9. Replacement Reserves will be funded out of operations at \$1,500 for the first year with an annual increase of 3.5% per year for replacement reserves and \$500 for the first year with an annual increase of 3.5% per year for operating reserves.
10. Residents referred from DDD will not receive Section 8 assistance.

11. All cash flow after payment of operating expenses shall be placed into a project reserve account that can be used by the applicant for project related operating, maintenance or services expenses. Any other use of these reserves funds must be approved by ARCH staff.
12. In the event that any operating support funding levels will be reduced, the Agency shall inform ARCH Staff about the impacts the proposed reduction will have on the budget and plan for services to the DD clients, and what steps shall be taken to address the impacts. A new budget or services plan must be approved by ARCH. Parkview must find other sources to make up shortfall.
13. The Agency will notify ARCH when they enter into an option or purchase and sale agreement for any home, providing information on the location of the home and terms for acquiring the home. No home considered for acquisition will be within two blocks of another home owned by Agency unless otherwise approved by ARCH staff. The option and purchase and sales agreement shall contain language that addresses federal funds' "choice-limiting" restrictions.
14. Prior to closing on a home, an individualized outreach plan will be submitted to ARCH staff for review and approval. The outreach plan will include provisions such as:
 - At time of a mutually accepted purchase and sales agreement, provide written notification to neighbors to include Parkview's intention to purchase the house, description of the project, and information regarding Parkview, property manager and the service provider that will include their websites and contact names/numbers;
 - At time when the home is ready to open and after tenants move in, provide invitations to neighbors for an opportunity such as an open house to individually and/or as a group to meet with Parkview and the service provider regarding the project. Provide contact information for service provider, property manager and Parkview.
15. Once home is selected the Agency shall include ARCH Staff in the inspection of the property and development of the final scope of work for the rehab. The final scope of work for the basic construction budget shall include, at a minimum, all work necessary for licensing of the home and correction of substandard health and safety conditions. Prior to start of construction, the Agency shall submit the final scope of work for ARCH Staff approval, along with evidence that construction costs have been confirmed by a qualified contractor and are within the basic construction budget. All uses of construction contingency funds must be approved by ARCH staff prior to authorization to proceed with such work.
16. Prior to release of funds, the Agency shall submit to ARCH staff for review and approval drafts of all documents related to the provision of services to residents and management of the property, including the Memorandum of Understanding with the service provider, form of lease agreement with residents, and services agreement between DDD and the Service Provider. These documents shall at a minimum address: tenant selection procedures through DDD; management procedures to address tenant needs; services provided for or required of tenants; management and operation of the premises; community and neighbor relations procedures; a summary of ARCH's affordability requirements as well as annual monitoring procedure requirements. The plan shall also detail policies and procedures regarding resident turnover with the express purpose placing new residents in available beds and limiting vacancies.

Standard Conditions:

1. The Applicant shall provide revised development and operating budgets based upon actual funding commitments, which must be approved by city staff. If the Applicant is unable to adhere to the budgets, City or Administering Agency must be immediately notified and (a) new budget(s) shall be submitted by the Applicant for the City's approval. The City shall not unreasonably withhold its approval to (a) revised budget(s), so long as such new budget(s) does not materially adversely change the Project. This shall be a continuing obligation of the Applicant. Failure to adhere to the budgets, either original or as amended may result in withdrawal of the City's commitment of funds.
2. The Applicant shall submit evidence of funding commitments from all proposed public sources. In the event commitment of funds identified in the application cannot be secured in the time frame identified in the application, the Applicant shall immediately notify City or Administering Agency, and describe the actions it will undertake to secure alternative funding and the timing of those actions subject to City or Administering Agency's review and approval.
3. In the event federal funds are used, and to the extent applicable, federal guidelines must be met, including but not limited to: contractor solicitation, bidding and selection; wage rates; and Endangered Species Act (ESA) requirements. CDBG funds may not be used to repay (bridge) acquisition finance costs.
4. The Applicant shall maintain documentation of any necessary land use approvals and permits required by the city where the projects are located.
5. Submit monitoring reports quarterly through completion of the project, and annually thereafter. Submit a final budget upon project completion. If applicable, submit initial tenant information as required by City or Administering Agency.

**ARCH HOUSING TRUST FUND (HTF) APPLICATIONS
2014**

Applicant	Funds Requested (Grant/Loan) / Recommendation	Housing Type/ # of units/ bdrms	Income Served	Project Location	Duration of benefit	Total cost per unit	HTF cost per affordable unit	Project completion
ARCH REDI Fund (TOD Land Banking)	\$500,000 Loan	Acquisition of Properties suitable for development as affordable housing TBD	Will vary from 30% to market rate	4 County Area Sites to be determined Geographic distribution targets, including ARCH sphere	30 years or more presumed	Unknown	Unknown	
KCHA/ Congregations for the Homeless	\$700,000 Secured Grant	Acquisition/ Rehab or New Construction 50	50 beds @ 30% Homeless	ARCH Sphere of Influence	50 Years	\$64,000/bed	\$14,000	Nov 2017
Parkview Services DD Home	\$200,800 Secured Grant	Acq/Rehab of Home for Developmentally Disabled 3	3 @ 30%	ARCH Sphere of Influence – Kirkland/Bothell Site to be determined	50 Years	\$184,836	\$66,933	Fall 2015

2014 HOUSING TRUST FUND: PROPOSED FUNDING SOURCES
EXECUTIVE BOARD 12/11/14

		PROJECT				
SOURCE		CFH / KCHA Winter Shelter	REDI Land Fund	Parkview DD Home		TOTAL
Request		\$ 700,000	\$ 500,000	\$ 200,800		\$ 1,400,800
CAB Recommendation		\$ 700,000	\$ 500,000	\$ 200,800		\$ 1,400,800
Current Funding						
Sub-Regional CDBG						\$ -
Bellevue						
	CDBG					\$ -
	General Fund	\$ 383,500	\$ 250,000	\$ 55,900		\$ 689,400
Issaquah						
	General Fund	\$ 20,000	\$ 36,500	\$ 5,291		\$ 61,791
Kirkland						
	General Fund	\$ 160,000	\$ 120,000	\$ -		\$ 280,000
	CDBG			\$ 80,152		\$ 80,152
Mercer Is.						
	General Fund	\$ 7,000	\$ 11,500	\$ 1,500		\$ 20,000
Redmond						
	General Fund	\$ 50,000	\$ 50,000	\$ -		\$ 100,000
	CDBG			\$ 47,232		\$ 47,232
Newcastle						
	General Fund	\$ 7,800		\$ 700		\$ 8,500
Kenmore						
	General Fund	\$ 20,000	\$ 25,000	\$ 4,285		\$ 49,285
Woodinville						
	General Fund	\$ 4,000	\$ 7,000	\$ 1,500		\$ 12,500
Sammamish						
	General Fund	\$ 18,000		\$ 1,600		\$ 19,600
Clyde Hill						
	General Fund	\$ 13,800		\$ 1,200		\$ 15,000
Medina						
	General Fund	\$ 11,300		\$ 1,040		\$ 12,340
Yarrow Point						
	General Fund	\$ 2,300		\$ 200		\$ 2,500
Hunts Point						
	General Fund	\$ 2,300		\$ 200		\$ 2,500
TOTAL		\$ 700,000	\$ 500,000	\$ 200,800		\$ 1,400,800
	CDBG	\$ -	\$ -	\$ 127,384		\$ 127,384
	General Fund	\$ 700,000	\$ 500,000	\$ 73,416		\$ 1,273,416

ARCH HOUSING TRUST FUND, 2014

Leveraging Funds - -

	ARCH REDI Fund	KCHA/Congregations EKC Perm Winter Shelter	Parkview Services ARCH Sphere Home	TOTAL
Prior ARCH Commitment	\$500,000		\$200,800	\$1,400,800
New ARCH Request	\$500,000	\$700,000	\$200,800	\$1,400,800
ARCH TOTAL	2%	22%	36%	\$
King County Prior KC Commitment HOF/HOME/CDBG 2060/2163 Veterans/Human Services Other	\$1,000,000	\$1,000,000	\$175,308	\$1,175,308
KC TOTAL	4%	31%	32%	\$2,175,308
Prior WA Commitment WA HAP WA HTF WA HFC (Equity Fund) WSHFC Washington Works	\$0 *	\$900,000	\$175,400	\$1,075,400
WA TOTAL	0%	28%	32%	\$1,075,400
Federal/HUD Section 811 McKinney Other (Mobility Grant)	\$2,500,000			\$2,500,000
FEDERAL TOTAL	0%	0%	0%	\$2,500,000
Tax Credits	0%	0%	0%	\$0
Prior Tax Credit Commitment	0%	0%	0%	\$0
Other Prior	0%	0%	0%	\$0
TCAP	0%	0%	0%	\$0
Bonds	0%	0%	0%	\$0
Bank Loans	50%	0%	0%	\$12,500,000
Deferred Developer Fee	0%	0%	0%	\$0
Private	30%	19%	1%	\$8,103,000
Other (City of Seattle)	4%	0%	0%	\$1,000,000
TOTAL COST	90%	100%	100%	\$28,754,508

Total New

ECONOMIC SUMMARY: EKC Men's Permanent Winter Shelter

1. Applicant/Description: Congregations for the Homeless/KCHA / Development of shelter to serve a minimum of 50 homeless men, plus serve as day center

2. Project Location: ARCH Sphere of Influence

3. Financing Information:

Funding Source	Funding Amount	Commitment
ARCH	\$700,000	Applied for Fall 2014
King County	\$1,000,000	Applied for Interim Fall 2014 Applying for Permanent in Fall 2015
Commerce Trust Fund	\$900,000	Applying in Fall 2015
Capital Campaign	\$600,000	Committed
TOTAL	\$3,200,000	

4. Conceptual Development Budget:

ITEM	TOTAL	PER BED	HTF
Acquisition	\$1,337,000	\$26,740	\$680,000
Relocation	\$20,000	\$400	\$20,000
Construction	\$1,556,600	\$31,132	
Design	\$52,000	\$1,040	
Development Consultant	\$50,000	\$1,000	
Other consultants	\$14,000	\$280	
Permits/Fees/Hookups	\$83,200	\$1,664	
Finance costs	\$48,000	\$960	
Reserves	\$25,000	\$500	
Other development costs*	\$14,200	\$284	
TOTAL	\$3,200,000	\$64,000	\$700,000

*Insurance, Bidding, Development Period Utilities and Accounting

5. Debt Service Coverage: Secured grant, no repayment if in compliance.

6. Security for City Funds:

- A recorded covenant to ensure affordability and use for targeted population for 50 years.
- A promissory note secured by a deed of trust. The promissory note will require repayment of the grant amount upon non-compliance with any of the funding conditions.

7. Rental Subsidy: None

ECONOMIC SUMMARY: PARKVIEW XI

1. Applicant/Description: Parkview Services / Acquisition and remodeling of home to serve 3 persons living with developmental disabilities

2. Project Location: Bothell/Kirkland area

3. Financing Information:

Funding Source	Funding Amount	Commitment
ARCH	\$200,800	Applied for Fall 2014
King County	\$175,308	Applied for Fall 2014
Commerce Trust Fund	\$175,400	Applied for Fall 2014
Owner Equity	\$3,000	Committed
TOTAL	\$554,508	

4. Development Budget:

ITEM	TOTAL	PER BED	HTF
Acquisition	\$412,000	\$137,333	\$180,800
Construction	\$57,500	\$19,167	
Design	\$16,000	\$5,333	
Consultants	\$2,950	\$983	
Developer fee	\$55,000	\$18,333	\$20,000
Finance costs	\$3,508	\$1,169	
Reserves	\$3,000	\$1,000	
Other development costs*	\$4,550	\$1,517	
TOTAL	\$554,508	\$184,836	\$200,800

* Development Period Utilities, Insurance, Accounting

5. Debt Service Coverage: Secured grant, no repayment if in compliance.

6. Security for City Funds:

- A recorded covenant to ensure affordability and use for targeted population for 50 years.
- A promissory note secured by a deed of trust. The promissory note will require repayment of the grant amount upon non-compliance with any of the funding conditions.

7. Rental Subsidy: None

FIGURE 1
ARCH: EAST KING COUNTY TRUST FUND SUMMARY
LIST OF CONTRACTED PROJECTS FUNDED (1993 - Spring 2014)

Project	Location	Owner	Units/Beds	Funding	Pct of Total Allocation	Distribution Target
1. Family Housing						
Andrews Heights Apartments	Bellevue	Imagine Housing	24	\$400,000		
Garden Grove Apartments	Bellevue	DASH	18	\$180,000		
Overlake Townhomes	Bellevue	Habitat of EKC	10	\$120,000		
Glendale Apartments	Bellevue	DASH	82	\$300,000		
Wildwood Apartments	Bellevue	DASH	36	\$270,000		
Somerset Gardents (Kona)	Bellevue	KC Housing Authority	198	\$700,000		
Pacific Inn	Bellevue *	Pacific Inn Assoc. *	118	\$600,000		
Eastwood Square	Bellevue	Park Villa LLC	48	\$600,000		
Chalet Apts	Bellevue	Imagine Housing	14	\$163,333		
Andrew's Glen	Bellevue	Imagine Housing	10 /11	\$387,500		
Bellevue Apartments	Bellevue ***	LIHI ***	45	\$800,000		
YWCA Family Apartments	K.C. (Bellevue Sphere)	YWCA	12	\$100,000		
Highland Gardens (Klahanie)	K.C. (Issaquah Sphere)	Imagine Housing	54	\$291,281		
Crestline Apartments	K.C. (Kirkland Sphere)	Shelter Resources	22	\$195,000		
Parkway Apartments	Redmond	KC Housing Authority	41	\$100,000		
Habitat - Patterson	Redmond **	Habitat of EKC **	24	\$446,629		
Avon Villa Mobile Home Park	Redmond **	MHCP **	93	\$525,000		
Terrace Hills	Redmond	Imagine Housing	18	\$442,000		
Village at Overlake Station	Redmond **	KC Housing Authority **	308	\$1,645,375		
Summerwood	Redmond	DASH	166	\$1,187,265		
Coal Creek Terrace	Newcastle **	Habitat of EKC **	12	\$240,837		
RoseCrest (Talus)	Issaquah **	Imagine Housing **	40	\$918,846		
Mine Hill	Issaquah	Imagine Housing	28	\$450,000		
Clark Street	Issaquah	Imagine Housing	30	\$355,000		
Lauren Heights (Iss Highlands)	Issaquah **	Imagine Housing/SRI **	45	\$657,343		
Habitat Issaquah Highlands	Issaquah **	Habitat of EKC **	10	\$318,914		
Issaquah Family Village I	Issaquah **	YWCA **	87	\$4,382,584		
Issaquah Family Village II	Issaquah **	YWCA **	47	\$2,760,000		
Greenbrier Family Apts	Woodinville **	DASH **	50	\$286,892		
Plum Court	Kirkland	DASH	61 /66	\$1,000,000		
Francis Village	Kirkland	Imagine Housing	15	\$375,000		
South Kirkland Park n Ride	Kirkland **	Imagine Housing **	46	\$901,395		
Copper Lantern	Kenmore **	LIHI **	33	\$452,321		
Habitat Sammamish	Sammamish ** ***	Habitat of KC ***	10	\$853,000		
Homeowner Downpayment Loan	Various	KC/WSHFC/ARCH	87 est	\$615,000		
SUB-TOTAL			1,942	\$24,020,516		54.5% (56%)
2. Senior Housing						
Cambridge Court	Bellevue	Resurrection Housing	20	\$160,000		
Ashwood Court	Bellevue *	DASH/Shelter Resources *	50	\$1,070,000		
Evergreen Court (Assisted Living)	Bellevue	DASH/Shelter Resources	64 /84	\$2,480,000		
Bellevue Manor / Harris Manor	Bellevue / Redmond	KC Housing Authority	105	\$1,334,749		
Vasa Creek	K.C. (Bellevue Sphere)	Shelter Resources	50	\$190,000		
Riverside Landing	Bothell **	Shelter Resources	50	\$225,000		
Kirkland Plaza	Kirkland	Imagine Housing	24	\$610,000		
Totem Lake Phase 2	Kirkland ***	Imagine Housing ***	80	\$736,842		
Heron Landing	Kenmore	DASH/Shelter Resources	50	\$65,000		
Ellsworth House Apts	Mercer Island	Imagine Housing	59	\$900,000		
Providence Senior Housing	Redmond **	Providence **	74	\$2,239,000		
Greenbrier Sr Apts	Woodinville **	DASH/Shelter Resources **	50	\$196,192		
SUB-TOTAL			676	\$10,206,783		23.2% (19%)

FIGURE 1
ARCH: EAST KING COUNTY TRUST FUND SUMMARY
LIST OF CONTRACTED PROJECTS FUNDED (1993 - Spring 2014)

Project	Location	Owner	Units/Beds	Funding	Pct of Total Allocation	Distribution Target
3. Homeless/Transitional Housing						
Hopelink Place	Bellevue **	Hopelink **	20	\$500,000		
Chalet	Bellevue	Imagine Housing	4	\$46,667		
Kensington Square	Bellevue	Housing at Crossroads	6	\$250,000		
Andrew's Glen	Bellevue	Imagine Housing	30	\$1,162,500		
Bellevue Apartments	Bellevue ***	LIHI ***	12	\$200,000		
Sophia Place	Bellevue	Sophia Way	20	\$250,000		
Dixie Price Transitional Housing	Redmond	Hopelink	4	\$71,750		
Avondale Park	Redmond	Hopelink (EHA)	18	\$280,000		
Avondale Park Redevelopment	Redmond **	Hopelink (EHA) **	60	\$1,502,469		
Petter Court	Kirkland	KITH	4	\$100,000		
Francis Village	Kirkland	Imagine Housing	45	\$1,125,000		
South Kirkland Park n Ride	Kirkland ***	Imagine Housing ***	12	\$225,349		
Totem Lake Phase 2	Kirkland	Imagine Housing	15	\$138,158		
Rose Crest (Talus)	Issaquah **	Imagine Housing **	10	\$229,712		
Lauren Heights (Iss Highlands)	Issaquah **	SRI **	5	\$73,038		
Issaquah Family Village I	Issaquah **	YWCA **	10	\$503,745		
SUB-TOTAL			257	\$6,658,387		15.1% (13%)
4. Special Needs Housing						
My Friends Place	K.C.	EDVP	6 Beds	\$65,000		
Stillwater	Redmond	Eastside Mental Health	19 Beds	\$187,787		
Foster Care Home	Kirkland	Friends of Youth	4 Beds	\$35,000		
FOY New Ground	Kirkland	Friends of Youth	6 Units	\$250,000		
DD Group Home 7	Kirkland	Community Living	5 Beds	\$100,000		
Youth Haven	Kirkland	Friends of Youth	10 Beds	\$332,133		
FOY Transitional Housing	Kirkland **	Friends of Youth **	10 Beds	\$252,624		
FOY Extended Foster Care	Kirkland **	Friends of Youth **	10 Beds	\$112,624		
DD Group Home 4	Redmond	Community Living	5 Beds	\$111,261		
DD Group Homes 5 & 6	Redmond/KC (Bothell)	Community Living	10 Beds	\$250,000		
United Cerebral Palsy	Bellevue/Redmond	UCP	9 Beds	\$25,000		
DD Group Home	Bellevue	Residence East	5 Beds	\$40,000		
AIDS Housing	Bellevue/Kirkland	AIDS Housing of WA	10 Units	\$130,000		
Harrington House	Bellevue	AHA/CCS	8 Beds	\$290,209		
DD Group Home 3	Bellevue	Community Living	5 Beds	\$21,000		
Parkview DD Condos III	Bellevue	Parkview	4	\$200,000		
IERR DD Home	Issaquah	IERR	6 Beds	\$50,209		
FFC DD Homes	NE KC	FFC	8 Beds	\$300,000		
Oxford House	Bothell	Oxford/Compass Ctr.	8 Beds	\$80,000		
Parkview DD Homes VI	Bothell/Bellevue	Parkview	6 Beds	\$150,000		
FFC DD Home II	TBD	FFC	4 Beds	\$168,737		
SUB-TOTAL			158 Beds/Units	\$3,151,584		7.2% (12%)
TOTAL			3,033	\$44,037,270		100.0%
* Funded through Bellevue Downtown Program				10%		
** Also, includes in-kind contributions (e.g. land, fee waivers, infrastructure improvements)						
*** Amount of Fee Waiver still to be finalized						



**BUSINESS OF THE CITY COUNCIL
CITY OF MERCER ISLAND, WA**

**AB 5048
March 2, 2015
Public Hearing**

**PUBLIC HEARING REGARDING MORATORIUM
ON TOWN CENTER BUILDING PERMITS**

Proposed Council Action:

Hold hearing and adopt Findings of Fact regarding moratorium on Town Center building permits

DEPARTMENT OF

City Attorney (Katie Knight)

COUNCIL LIAISON

n/a

EXHIBITS

1. Adopted Ordinance No. 15-04
2. Proposed Resolution No. 1499
3. Community Engagement Plan Graphic
4. Town Center Community Engagement Strategy

APPROVED BY CITY MANAGER

AMOUNT OF EXPENDITURE	\$	n/a
AMOUNT BUDGETED	\$	n/a
APPROPRIATION REQUIRED	\$	n/a

SUMMARY

MORATORIUM PROCESS

The Mercer Island City Council adopted a moratorium on the acceptance or processing of building permits in the Town Center on February 2, 2015. The moratorium was adopted via Ordinance No. 15-04 (see Exhibit 1). State law requires that the Council hold a subsequent public hearing and adopt findings of fact in support of the moratorium. March 2, 2015 was set as the date of the public hearing required under state law. Attached as Exhibit 2 is proposed Resolution No. 1499 providing the required Findings of Fact for the moratorium.

HISTORY

In early 2014, the Mercer Island City Council formed a Town Center Visioning Subcommittee (Subcommittee) to develop a Scope of Work and process in order to establish a Vision and subsequent implementing regulations/actions for the future of the Mercer Island Town Center. The Subcommittee's work was divided into two phases. Phase 1 ended with the publication of the consultant's report which identified potential Town Center-related code amendments. Phase 2 of the Subcommittee's continuing work builds upon the Phase 1 report.

The City Council recognized allowing building and other new development to continue in the Town Center zone before the City can fully develop the appropriate visioning and either adopt new or revise existing associated regulations, would adversely impact the visioning process and the City's efforts to update its development regulations. Accordingly, the City Council adopted the moratorium restricting the acceptance and processing of new building permits in Town Center while this review was underway.

The City Council carefully considered the the proposed building project commonly known as the “Hines Project”. After significant legal analysis of the issues by internal and outside legal counsel, the City Council determined it appropriate to except out the Hines Project. The moratorium was thus established for a four month period, excepting out the Hines Project and any buildings under two stories. The second exception was adopted as the issues presented by citizens focused on building heights in Town Center over two stories.

COMMUNITY ENGAGEMENT PLAN

The City Council has recognized the need for sufficient public engagement regarding Town Center Visioning. At the 2015 City Council Planning Session, the City Council directed staff to return with a plan to more fully engage the public in all of the Council’s current major topics of discussion. The Council expressed a desire for the City to increase public engagement by providing information in a consistent location and format on the City website, creating information to answer the community’s questions on current topics, informing the public of all public input opportunities, and actively reaching out to the public to participate in community conversations.

At the February 23, 2015 Council meeting, staff presented the Town Center Visioning Community Engagement Plan (see Exhibit 3). Also presented was the proposed Town Center Community Engagement Strategy (see Exhibit 4), which includes the convening of a Town Center Liaison Group and a Stakeholders Group to guide community involvement and development of a design concept and draft regulations. Members of the Town Center Liaison Group (TCLG) were appointed at the meeting and include: Deputy Mayor Dan Grausz, Councilmembers Benson Wong and Jane Brahm, Planning Commissioners Suzanne Skone, Steve Marshall, and Craig Olson, and Design Commissioners Rich Erwin, Lara Sanderson and Colin Brandt.

The Stakeholders Group will have approximately 40 members who have the interest and experience to provide input to the process and are willing to commit the required time. Members will be selected by City staff and the City Council Town Center Committee with input from other members of the TCLG to the extent feasible with the intent to have the collective voice of the Stakeholder Group represent a cross section of opinions of Island residents.

The information developed in the engagement process will be utilized in making determinations about the proposed Town Center Vision and implementing regulations.

RECOMMENDATION

City Attorney

MOVE TO: Adopt Resolution No. 1499 providing Findings of Fact for the moratorium regarding the acceptance and processing of building permits in the Town Center.

**CITY OF MERCER ISLAND
ORDINANCE NO. 15-04**

**AN ORDINANCE OF THE CITY OF MERCER ISLAND, WASHINGTON,
RELATING TO LAND USE AND ZONING, ADOPTING A
MORATORIUM ON THE ACCEPTANCE OF APPLICATIONS FOR
BUILDING PERMITS OR NEW DEVELOPMENT OR RE-
DEVELOPMENT IN THE MERCER ISLAND TOWN CENTER ZONE.**

WHEREAS, in compliance with the Washington State Growth Management Act, Chapter 36.70A RCW, the City of Mercer Island adopted a Comprehensive Plan in 1994 and has amended the plan on several occasions since that time; and

WHEREAS, in compliance with the Washington State Growth Management Act, Chapter 36.70A RCW, the City of Mercer Island has adopted a zoning code and map (Mercer Island City Code, Title 19, Unified Land Development Code); and

WHEREAS, the City of Mercer Island is in the process of updating its Comprehensive Plan pursuant to the requirements in the Washington State Growth Management Act, Chapter 36.70A, which update is required to be completed by June 30, 2015; and

WHEREAS, as part of its Growth Management Act obligations, its Comprehensive Plan updates, and Town Center planning activities, the City of Mercer Island has been engaged in Phase 1 of the Mercer Island Town Center Visioning since fall of 2014; and

WHEREAS, in the course of the update to the Comprehensive Plan and the Town Center Visioning, the Mercer Island City Council has heard concerns from its citizens regarding both plans; and

WHEREAS, during its annual Planning Session, the City Council discussed the need to step back from the Town Center Visioning and the Comprehensive Plan to determine whether Mercer Island citizens find such planning consistent with city values; and

WHEREAS, on January 23, 2015 during its annual Planning Session, the City Council requested that a proposed moratorium on the acceptance and issuance of building permits and all other land development permits or approvals for major new construction in Town Center be provided for its review as soon as possible; and

WHEREAS, the City Council may adopt an immediate moratorium for a period of up to six months on the acceptance of building and development permit applications for major new construction as long as the City Council holds a public hearing on the proposed moratorium within sixty days after adoption, pursuant to RCW 35A.63.220 and RCW 36.70A.390; and

WHEREAS, in order to fully consider all the options and alternatives for such regulations, and to fully investigate and review all of the factors involved in developing potential appropriate Town Center Visioning and Comprehensive Plan updates, and related regulations thereto, the City needs time to complete such reviews and put into place such appropriate regulations or to revise and

update existing regulations to support the Town Center Visioning as well as Comprehensive Plan policies; and

WHEREAS, consistent with the provisions of RCW 35A.63.220 and RCW 36.70A390, it is appropriate for the City Council to hold public hearings and to authorize the holding of public hearings and/or other means to gather information and adopt findings of fact supporting and justifying the moratorium, and to implement a work plan for review of the issues relating to the preparation of the Town Center Visioning and related code changes, as well as to the issues relating to the update of the City's Comprehensive Plan; and

WHEREAS, allowing building and other new development to continue in the Town Center zone before the City Council can fully develop the appropriate visioning and either adopt new or revise existing associated regulations for the Town Center, will impact the visioning process and the City's efforts to update its Comprehensive Plan and associated regulations; and

WHEREAS, building permit applications and other development proposals submitted under existing regulations may be inconsistent with updated Town Center Development and Design Guidelines and visioning currently underway;

WHEREAS, the moratorium is not intended to apply to a current proposed mixed use development underway intended to be located between 77th Avenue SE, 78th Avenue SE and SE 29th Street in the Town Center, hereinafter referred to as the Hines Project; and

WHEREAS, agents of the Hines Project have met/conferred with City staff in the Development Services Group throughout a pre-application process and have participated in a study session before the City's Design Commission on November 13, 2013 and December 10, 2014; and

WHEREAS, the moratorium does not apply to major new construction that has two stories or less; and

WHEREAS, the City Council held a public meeting on February 2, 2015 to provide opportunities for formal public comment on these matters; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MERCER ISLAND, WASHINGTON DO ORDAIN AS FOLLOWS:

Section 1. Moratorium Established. The Mercer Island City Council hereby imposes a four month moratorium on the submission or acceptance of applications for any building permits or any other land development permits or approvals for major new construction as defined in MICC 19.16 in the Mercer Island Town Center zone. A map showing the boundaries of the Town Center ("TC") zone is attached as Exhibit A. This moratorium does not apply to the MF-2 or P-zones. This moratorium also does not apply to the project proposed to be located between 77th Avenue SE, 78th Avenue SE and SE 29th Street ("Hines Project") in Town Center. This moratorium also does not apply to major new construction that has two stories or less. All other such applications shall be rejected and returned to the applicant.

Section 2. **Term of Moratorium.** The moratorium imposed by this ordinance shall become effective five days after passage and publication, and shall continue in effect for an initial period of four months, unless repealed, extended or modified by the City Council after subsequent public hearing(s) and entry of appropriate findings of fact pursuant to RCW 35A.63.220 and RCW 36.70A.390, provided that the moratorium shall automatically expire upon the effective date of land use regulations adopted by the City Council to address the implementation of its Town Center Visioning Plan.

Section 3. **Preliminary Findings.** The following preliminary findings of fact are hereby adopted:

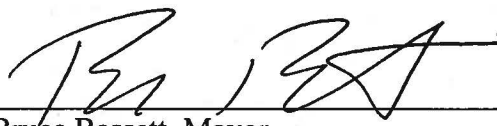
- A. That the City of Mercer Island desires to create a vibrant Town Center meeting the needs and desires of its citizens.
- B. That allowing building and other new development to continue in the Town Center zone before the City Council can fully develop the appropriate visioning and either adopt new or revise existing associated regulations for the Town Center will impact the visioning process and the City's efforts to update its Comprehensive Plan and associated regulations.
- C. That because of the impact of building and other new development before the Town Center Vision is fully developed, along with the associated policies in the City's Comprehensive Plan update, special care and attention needs to be employed in evaluating, considering and developing appropriate legislation that satisfactorily addresses the concerns of the City while also conforming to legal requirements.
- D. That the moratorium does not apply to the Hines Project because agents of the Hines Project have committed to working with the City and communicating with the community to create a vibrant Town Center, while meeting the needs and incorporating the aesthetic considerations of its citizens, as indicated in the letter to the City Manager dated January 30, 2015. This recognizes that the January 30, 2015 letter reflects the Hines project commitment to 15 days advance notice prior to submitting its building permit application.
- E. This moratorium also does not apply to major new construction that has two stories or less.
- F. Collecting and compiling information, testimony and statements of concerned citizens of the City and of other persons interested in or familiar with the issues of developing a vibrant Town Center is appropriate.

Section 4. **Conclusion.** Based on the above Findings of Fact, the City Council concludes that the City has the authority to establish a moratorium, and that it is necessary to establish a moratorium in order to act as a stop gap measure for the receiving of and processing of building permits, unless specifically excluded herein from the moratorium, in order to 1) provide the City with an opportunity to more fully engage the citizens in the Town Center Visioning and to prepare appropriate revisions to the City's codes and regulations to implement such Vision, and 2) provide the City with an opportunity to more fully engage the citizens in the update of the Comprehensive Plan.

- Section 5. Public Hearing.** A public hearing shall be scheduled for 7:00 pm on March 2, 2015 at Mercer Island City Hall, 9611 SE 36th Street, Mercer Island, WA to hear and consider the comments and testimony of those wishing to speak at such public hearing regarding the moratorium created by this Ordinance.
- Section 6. Publication.** This Ordinance shall be published by an approved summary consisting of the title.
- Section 7. Severability.** If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, or its application held inapplicable to any person, property or circumstance, such invalidity or unconstitutionality shall not affect the validity of any other section, sentence, clause or phrase of this ordinance or its application to any other person, property or circumstance.
- Section 8. Ratification.** Any act consistent with the authority and prior to the effective date of this Ordinance is hereby ratified and affirmed.
- Section 9. Effective Date.** This Ordinance shall be in full force and effect five days after passage and publication.


ADOPTED by the City Council of the City of Mercer Island, Washington at its regular meeting on the 2nd day of February 2015 and signed in authentication of its passage.

CITY OF MERCER ISLAND



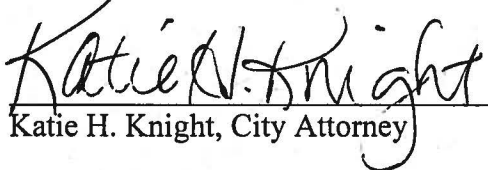
 Bruce Bassett, Mayor

ATTEST:



 Allison Spietz, City Clerk

Approved as to Form:

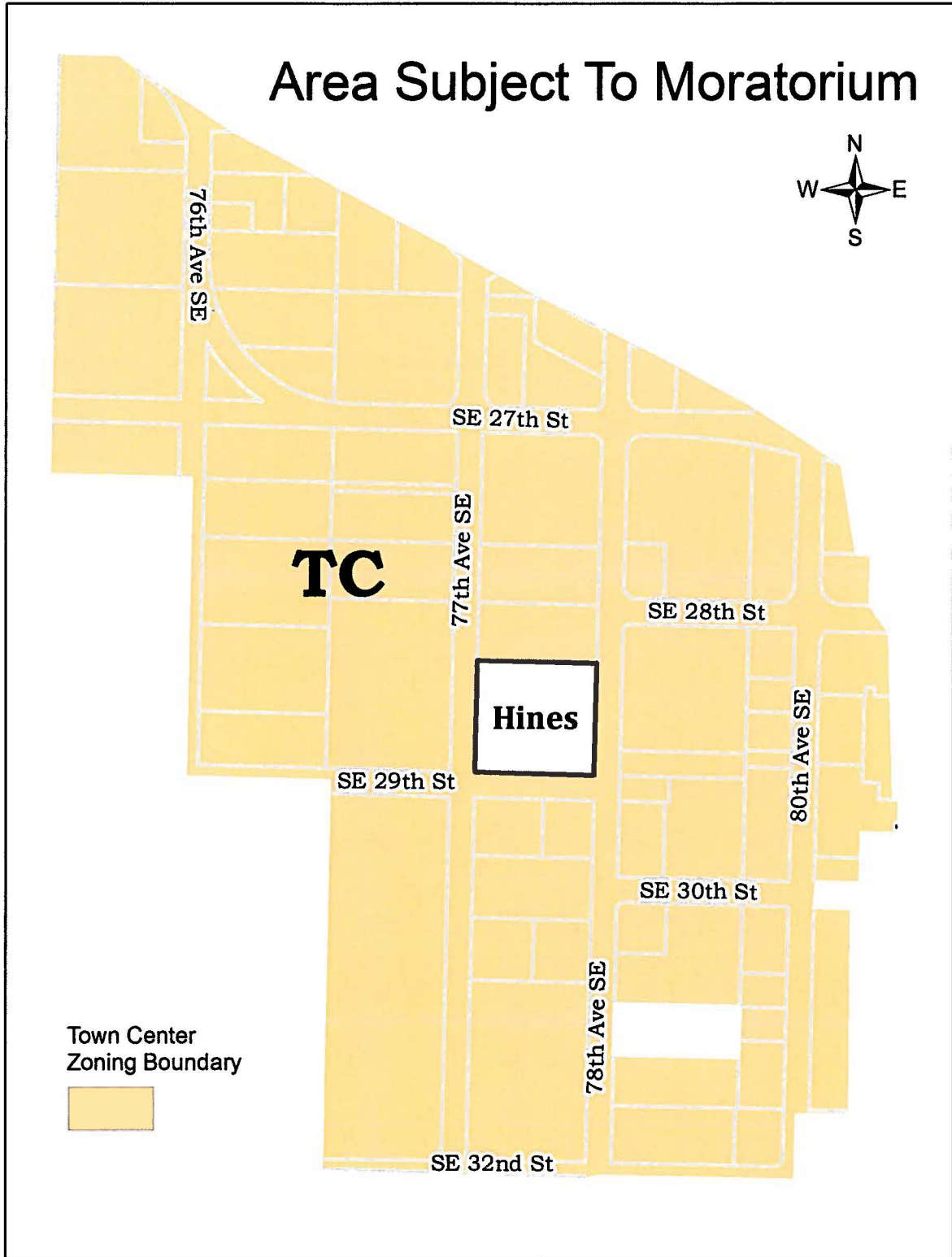


 Katie H. Knight, City Attorney

Date of Publication: 2/11/15

EXHIBIT A

Mercer Island Town Center



**CITY OF MERCER ISLAND
RESOLUTION NO. 1499**

**A RESOLUTION OF THE CITY OF MERCER ISLAND, WASHINGTON
PROVIDING FINDINGS OF FACT FOR THE MORATORIUM REGARDING
THE ACCEPTANCE AND PROCESSING OF BUILDING PERMITS IN THE
TOWN CENTER**

WHEREAS, in compliance with the Washington State Growth Management Act, Chapter 36.70A RCW, the City of Mercer Island adopted a Comprehensive Plan in 1994 and has amended the plan on several occasions since that time; and

WHEREAS, in compliance with the Washington State Growth Management Act, Chapter 36.70A RCW, the City of Mercer Island has adopted a zoning code and map (Mercer Island City Code, Title 19, Unified Land Development Code); and

WHEREAS, the City of Mercer Island is in the process of updating its Comprehensive Plan pursuant to the requirements in the Washington State Growth Management Act, Chapter 36.70A, which update is required to be completed by June 30, 2015; and

WHEREAS, as part of its Growth Management Act obligations, its Comprehensive Plan updates, and Town Center planning activities, the City of Mercer Island has been engaged in the Mercer Island Town Center Visioning Project since fall of 2014; and

WHEREAS, in the course of the update to the Comprehensive Plan and the Town Center Visioning, the Mercer Island City Council has heard concerns from its citizens regarding future development in the Town Center; and

WHEREAS, during its annual Planning Session, the City Council discussed the need to ensure that future Town Center development is consistent with city values and in the best interests of City residents; and

WHEREAS, on January 23, 2015 during its annual Planning Session, the City Council requested that a proposed moratorium on the acceptance and issuance of building permits and all other land development permits or approvals for major new construction in Town Center be provided for its review as soon as possible; and

WHEREAS, the City Council may adopt an immediate moratorium for a period of up to six months on the acceptance of building and development permit applications for major new construction as long as the City Council holds a public hearing on the proposed moratorium within sixty days after adoption, pursuant to RCW 35A.63.220 and RCW 36.70A.390; and

WHEREAS, in order to fully consider all the options and alternatives for such regulations, and to fully investigate and review all of the factors involved in future development of the Town Center and related regulations thereto, the City needs time to complete the Town Center Visioning Project and put into place such appropriate regulations or to revise and update existing regulations to support the Town Center Visioning Project outcomes; and

WHEREAS, consistent with the provisions of RCW 35A.63.220 and RCW 36.70A390, it is appropriate for the City Council to hold public hearings and to authorize the holding of public hearings and/or other means to gather information and adopt findings of fact supporting and justifying the moratorium, and to implement

a work plan for review of the issues relating to the preparation of the Town Center Visioning and related code changes; and

WHEREAS, allowing building and other new development to continue in the Town Center zone before the City Council can fully develop the appropriate visioning and either adopt new or revise existing associated regulations for the Town Center, will inhibit the effectiveness of the City's efforts to impact future Town Center development; and

WHEREAS, the City Council held a public meeting on February 2, 2015 to provide opportunities for formal public comment on these matters; and

WHEREAS, building permit applications and other development proposals submitted under existing regulations may be inconsistent with updated Town Center Development and Design Guidelines and visioning currently underway; and

WHEREAS, on February 2, 2015, the City Council imposed a four month moratorium with two exceptions as to the "Hines Project" and buildings under two stories; and

WHEREAS, the City Council reviewed and approved the Town Center Community Engagement Strategy as part of its Town Center Visioning Project on February 23, 2015; and

WHEREAS, the City Council held a public hearing on the moratorium on March 2, 2015 as required under state law.

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF MERCER ISLAND, WASHINGTON AS FOLLOWS:

The City Council of the City of Mercer Island hereby adopts the following Findings of Fact for the moratorium regarding the acceptance and processing of building permits in the Mercer Island Town Center to supplement the preliminary findings of fact in Ordinance No. 15-04:

- A. That the City of Mercer Island desires to create a vibrant Town Center meeting the needs and desires of its citizens.
- B. That allowing building and other new development to continue in the Town Center zone before the City Council can fully develop the appropriate visioning and either adopt new or revise existing associated regulations for the Town Center will adversely impact the visioning process and inhibit the ability of the City to impact future development.
- C. That because of the impact of building and other new development before the Town Center Vision is fully developed and regulations adopted implementing any required changes, special care and attention needs to be employed in evaluating, considering and developing appropriate legislation that satisfactorily addresses the concerns of the City while also conforming to legal requirements.
- D. Collecting and compiling information, testimony and statements of concerned citizens of the City and of other persons interested in or familiar with the issues of developing a vibrant Town Center is appropriate.
- E. That excepting the Hines Project from the moratorium was appropriate for the reasons enumerated by the Council in its decision to implement the moratorium on February 2, 2015.
- F. That additional comments identified buildings under two stories could also be excepted as the height was not at issue.
- G. That the City Council has continued to receive from citizens, developers and stakeholders significant public comment regarding Town Center Visioning.

H. That the City will implement the Town Center Community Engagement Strategy approved by the Council on February 23, 2015 to fully hear and consider the concerns of the community.

PASSED BY THE CITY COUNCIL OF THE CITY OF MERCER ISLAND, WASHINGTON AT ITS REGULAR MEETING ON THE 2nd DAY OF MARCH 2015.

CITY OF MERCER ISLAND

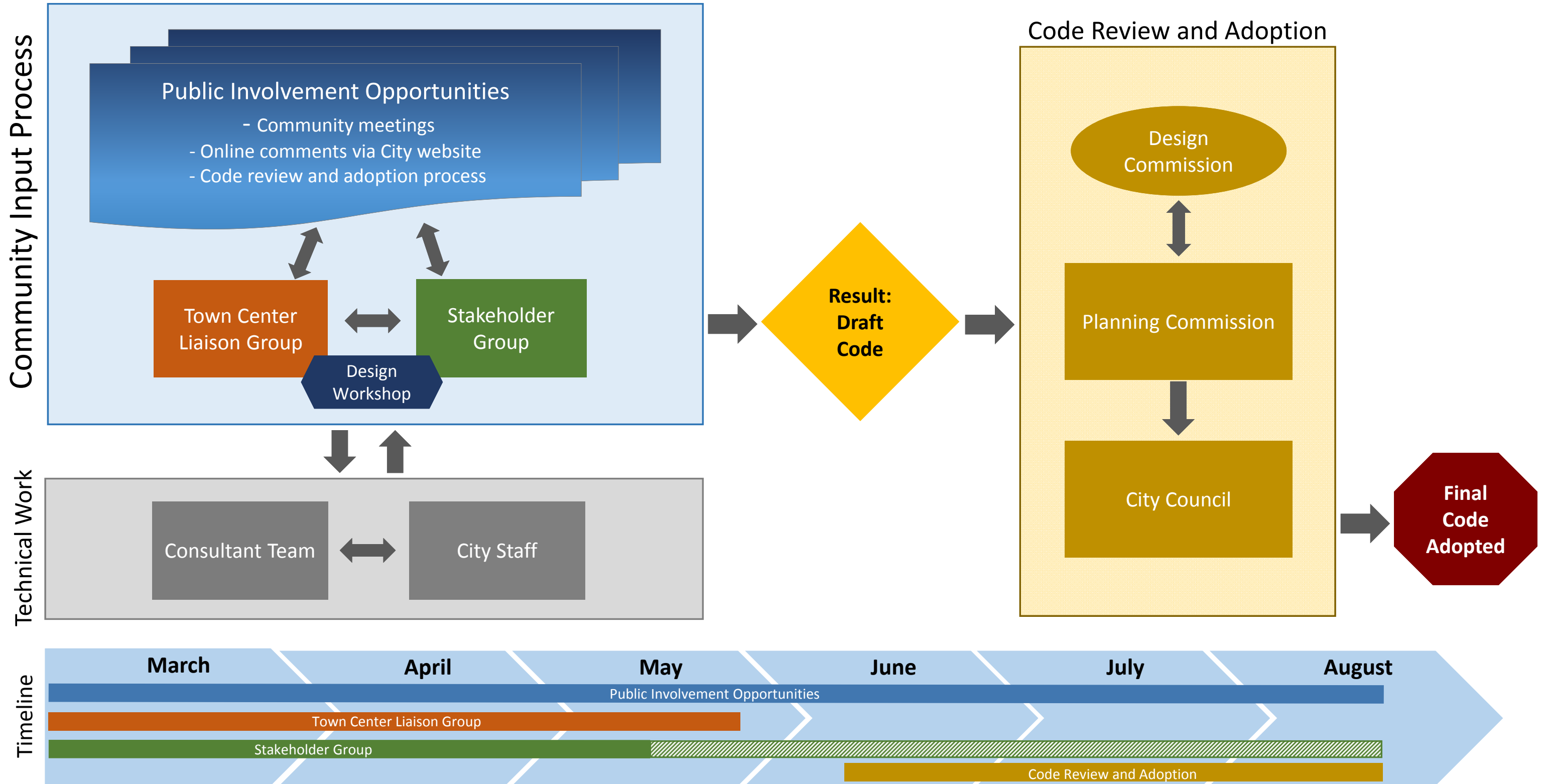
Bruce Bassett, Mayor

ATTEST:

Allison Spietz, City Clerk

Town Center Code Update

COMMUNITY ENGAGEMENT PROCESS



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TOWN CENTER COMMUNITY ENGAGEMENT STRATEGY

TOWN CENTER LIAISON GROUP (“TCLG”)

- A. Membership:** Nine (9) members appointed by the Mayor including, three (3) City Councilmembers, three (3) Planning Commission Members and three (3) Design Commission Members. Appointments will be confirmed by the City Council on February 23, 2015.
- B. Meetings:** Approximately two meetings will be scheduled each month from March – June. Meetings can be added or cancelled as requirements dictate. Meetings will be open to the public and publicized on the City website and through other means. TCLG members are also expected to attend all March and April Stakeholder Group meetings as well as appropriate City Council meetings.
- C. Responsibilities:** TCLG’S primary responsibility is to serve as a liaison between the public and the City Council, City staff and outside consultants to ensure that the public receives sufficient information and ample opportunity to provide public input and that the input received is properly considered and addressed in the development of changes to the Development Code. Specifically:
1. Ensure that the public engagement process is effective:
 - a) Is sufficient information being provided to the public in a timely manner in order to receive meaningful public input?
 - b) Is the public input being accurately recorded and compiled?
 - c) Is the public input process that was initially envisioned actually occurring during the public input sessions?
 2. If the public input process that was initially envisioned is not being effective, then the TCLG along with the consultants and City staff will promptly adjust our methods to engage the public through alternate means.
 3. Work with the consultants, Stakeholder Group and City staff to develop Town Center Development Code outline proposals that reflect the general consensus of public input.
 4. Review Development Code language with City staff, Stakeholder Group and consultants to ensure consistency with public input and subsequent City Council direction.
 5. Resolved any questions regarding Stakeholder Group participation and process.

TOWN CENTER STAKEHOLDER GROUP (“STAKEHOLDER GROUP”)

- A. Membership:** Approximately 40 members who have the interest and experience to provide input to the process and are willing to commit the required time. Members will be selected by City staff and the City Council Town Center Committee with input from other members of the TCLG to the extent feasible. The intent is to have the collective voice of the Stakeholder Group represent a cross section of opinions of Island residents. Consequently, members will be drawn from community

groups such as Save our Suburbs (SOS), MIPA, Rotary, MIYFS Board, Strivers or similar seniors groups, PTA, from residential areas around the Island, from persons and groups that are directly involved in Town Center businesses and development and, when possible, will include people with specialized knowledge in relevant areas (architecture, landscaping).

B. Meetings: The Stakeholder Group will have meetings as follows:

1. A meeting the week of March 9 with the outside consultant, TCLG and City staff in order to ensure that all members of the Stakeholder Group are aware of what has already been done by Seth Harry and his team in Phase 1, see the materials generated by the consultants that will be presented during the public input meetings and community outreach sessions and learn about the expected process and schedule in the months ahead.
2. A 2-day meeting/workshop/charrette on March 20-21 during which the Stakeholder Group will work with City staff, consultants and TCLG to review and analyze the previously received public input and provide guidance on changes to the Development Code that they believe are appropriate based on the public input and their own opinions on community and business needs;
3. A meeting the week of April 20 at which they will be presented with the proposals that TCLG intends to take to the City Council so they can advise the TCLG as to whether, in their opinion, the proposals properly reflect the input they previously provided. The input of the Stakeholder Group at this second meeting will be considered by TCLG in deciding whether to make further changes to the proposals before being presented to the public at the public input meeting that will occur the week of April 27.
4. A meeting the week of May 4 for one final review and check-in prior to proposals going to the City Council for any remaining fine tuning of proposals based on information derived during public input sessions that occurred the week of April 27.

Based on the direction given by the City Council at its June 1 meeting, the Stakeholder Group will participate through subsequent meetings in the review of draft Development Code language so that questions or concerns of the Stakeholder Group can be considered before the proposed language is sent to the Planning Commission and possibly Design Commission for their consideration and action.

- C. Expectations:** Stakeholder Group members are encouraged to attend the public input meetings in March and April and are expected to attend all scheduled meetings of the Stakeholder Group itself as the ability of the group to function effectively requires active participation and continuity.
- D. Responsibilities:** The Stakeholder Group's primary responsibility is to provide constructive input into the Development Code revision process based on their individual expertise and to ensure that public opinion, as developed during the public input process, is given full consideration. Various members will be appointed to the Stakeholder Group based on their personal expertise in certain areas (e.g., architecture, landscaping, parents of children currently in the schools, seniors) and they will be asked to provide specialized information in their respective areas of expertise.

PUBLIC INPUT AND TOUCH POINTS

- A. Website:** The City's website will be used as a primary means for ensuring that current information is available 24/7 to the public and that all members of the public, even if they are unable to attend one of the scheduled public meetings, have a means by which they can provide input. This input will be part of the information recorded and compiled by TCLG and the Stakeholder Group.
- B. Next Door:** Suggestions and ideas have been circulated on NextDoor.com. That information will be captured and will be part of the information considered by TCLG and the Stakeholder Group.
- C. Initial Presentations:** During the week of March 9, consultants, working with City staff and TCLG, will hold a series of public meetings/community outreach sessions. These will include two community public meetings (one in the north end and one in the south end or center Island) and then meetings with as many community groups as is feasible. The primary purposes of these meetings/outreach sessions will be:
1. A brief review of the Phase 1 findings primarily for background purposes.
 2. Presentation of a detailed and comprehensive graphic/pictorial presentation by the Seth Harry team depicting the development that we could expect if the Phase 1 recommendations were implemented. To the extent possible, the presentation will include alternatives so that Islanders understand the various possibilities.
 3. Opportunities for public input and questions.

The public input received during these public meetings will be distilled and analyzed by the consultants and City staff so that it can be given full consideration during the March 20-21 Stakeholder Group meetings.

- D. Review Meeting:** At least one community meeting the week of April 27 at which the public will be presented with the proposals that TCLG intends to take to the City Council at the June 1 meeting. The public input received during this public meeting will be distilled and analyzed by the outside consultants and City staff for inclusion in the report to the City Council to ensure that all City Councilmembers are fully aware of public support and concerns.
- E. Additional Public Input and Touch Points:** City Council, Planning Commission and Design Commission meetings likely to occur between June and August. Planning Commission and City Council will hold public hearings on actual Development Code language.

DRAFT SCHEDULE

DATE/WEEK	ACTION ITEMS/EVENTS
2/23/15	Review of Community Engagement Plan by City Council
2/23/15 – 3/8/15	Seth Harry to develop all materials required for public input meetings and community outreach sessions. City staff to schedule meetings and sessions.
Week of 3/2/15	TCLG Meeting #1 (prepare for Public Input Meetings/Community Outreach Sessions)
Week of 3/9/15	Meeting #A of Stakeholder Group
Week of 3/9/15	Public Input Meetings and Community Outreach Sessions
Week of 3/16/15	TCLG Meeting #2 (review public input meeting results and prepare for Stakeholder Group Workshop)
3/20 – 3/21/15	Stakeholder Group Workshop (Meeting #B)
Week of 3/23/15	TCLG Meeting #3 (review results of Stakeholder Group Workshop)
3/23/15 – 4/13/15	Consultants take input from Stakeholder Group Workshop and public input to revise materials previously developed.
Week of 4/13/15	TCLG Meeting #4 (receive update from and provide input, if needed, to consultants)
Week of 4/20/15	Stakeholder Group Meeting #C to review revised materials.
Week of 4/20/15	TCLG Meeting #5 to review Stakeholder Group Meeting and provide appropriate direction to consultant
Week of 4/27/15	Public Meeting(s) to review revised materials
Week of 5/4/15	Stakeholder Group Meeting #D for additional check-in and review
Week of 5/4/15	TCLG Meeting #6 to provide final direction to enable consultants to prepare materials for City Council review
5/4/15 – 5/20/15	Consultants and Staff draft outline of Code changes and graphics for City Council review
Week of 5/18/15	TCLG Meeting #7 to provide feedback on draft outline of Code changes and graphics to finalize recommendation for City Council
6/1/15	City Council Decision on Next Steps
After 6/1/15	Draft Code Amendments begin formal review by Planning Commission, Design Commission and City Council. The schedule for additional Stakeholder Group and TCLG meetings will be developed following City Council action at the June 1 meeting.



**BUSINESS OF THE CITY COUNCIL
CITY OF MERCER ISLAND, WA**

**AB 5045
March 2, 2015
Regular Business**

**REVISION TO SHORELINE MASTER PROGRAM
UPDATE (2ND READING)**

Proposed Council Action:

Conduct second reading of and adopt Ordinance No. 15C-02.

DEPARTMENT OF

Development Services Group (Scott Greenberg)

COUNCIL LIAISON

n/a

EXHIBITS

1. AB 5019 (11/17/14)
2. Draft Ordinance No. 15C-02
3. Letter from Ecology (2/6/15)

APPROVED BY CITY MANAGER

AMOUNT OF EXPENDITURE	\$	n/a
AMOUNT BUDGETED	\$	n/a
APPROPRIATION REQUIRED	\$	n/a

SUMMARY

After seven years, the City of Mercer Island and the Department of Ecology (Ecology) have agreed on an update of the City's Shoreline Master Program (SMP). Agenda Bill 5019 summarizes the update process and describes the final issues that have now been resolved as requested by the City Council. See Exhibit 1.

On December 2, 2013, the City Council adopted Ordinance No. 13C-12 approving Mercer Island's SMP update. On November 17, 2014, the City Council conducted a first reading of Ordinance No. 15C-02, amending Ordinance No. 13C-12 to comply with required and recommended changes proposed by Ecology. See Exhibit 2. On February 6, 2015, Ecology conditionally approved Mercer Island's SMP update with a final set of required and recommended changes. This last group of changes were previously negotiated with Ecology and all but two have been accepted by the City Council (discussed below). All of these required and recommended changes on Exhibit 3 have already been incorporated into either Ordinance No. 13C-12 or Ordinance No. 15C-02. If the City does not agree with the required changes or proposes alternative language, it may submit an alternative proposal for Ecology review.

Draft Ordinance No. 15C-02 (Exhibit 2) contains several changes (highlighted in yellow) from the version reviewed by City Council on November 17, 2014. They are:

- Addition of ninth Whereas: A Whereas statement was added to reflect DOE's February 6, 2015 conditional approval of the City's proposed SMP with the changes below and in Ordinance 13C-12.
- Definition of Ordinary High Water Mark: The ordinary high water mark is defined by State law and is a qualitative measure where the water interacts with the shoreline. Since the level of Lake

Washington is regulated at the Hiram Chittenden Locks, a specific elevation can be established for the ordinary high water mark. This elevation should be the same for all jurisdictions along Lake Washington. Complicating the determination of this elevation is the use of different survey datum, National Geodetic Vertical Datum of 1929 (NGVD 29), North American Vertical Datum of 1988 (NAVD 88) or Corps of Engineers.

While doing a final review of the SMP Update, staff discovered an error in the elevations proposed for ordinary high water mark. Ordinance No. 13C-12 used two elevations (28.67 feet above sea level using NGVD 29 or 25.10 feet above sea level using NAVD 88). The Corps of Engineers considers the ordinary high water mark of Lake Washington as 21.8 feet above sea level, which equates to 18.6 feet above sea level using NAVD 88. This is the same elevation currently used by the City when reviewing permit applications. Exhibit 2 has been changed to reflect the NAVD 88 measurement of 18.6 feet above sea level. This elevation is also consistent with other Lake Washington cities.

- Definition of Wetland Manual: Ordinance No. 13C-12 adopted a revised definition for the wetland manual. Staff noticed that the underlined language had been inadvertently left out of the revised definition: “Identification of wetlands and delineation of their boundaries shall be done in accordance with the most currently approved Army Corps of Engineers wetlands delineation manual and applicable regional supplements.”

NEXT STEPS

After second reading and adoption of Ordinance No. 15C-02, staff will send Ecology the adopted Ordinance, which incorporates Ecology’s required and recommended changes. The effective date of the SMP will be 14 days after the date of Ecology’s final action.

RECOMMENDATION

Development Services Director

MOVE TO: Adopt Ordinance No. 15C-02 amending MICC 19.07.110, Mercer Island Shoreline Master Program.



**BUSINESS OF THE CITY COUNCIL
CITY OF MERCER ISLAND, WA**

**AB 5019
November 17, 2014
Regular Business**

REVISION TO SHORELINE MASTER PROGRAM UPDATE (FIRST READING)	Proposed Council Action: Conduct first reading of Ordinance No. 15C-02 adopting revisions to the Shoreline Master Program Update.
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DEPARTMENT OF	Development Services Group (Scott Greenberg)
COUNCIL LIAISON	n/a
EXHIBITS	1. Letter from Mayor Bassett to Ecology, December 17, 2013 2. Letter from Ecology to Mayor Bassett, February 4, 2014 3. Draft Ordinance No. 15C-02
APPROVED BY CITY MANAGER	

AMOUNT OF EXPENDITURE	\$	n/a
AMOUNT BUDGETED	\$	n/a
APPROPRIATION REQUIRED	\$	n/a

SUMMARY

After seven years, the City of Mercer Island and the Department of Ecology (Ecology) are close to an agreement on an update of the City's Shoreline Master Program (SMP). Two issues remain for the City Council's review and direction:

1. The width of docks within thirty feet of the Ordinary High Water Mark (OHWM), and
2. The threshold for compliance with the new SMP standards when a dock is repaired or replaced.

HISTORY

In 1971, the Washington Legislature passed the Shoreline Management Act (SMA), and the voters adopted the SMA in 1972. The SMA's overarching goal is "to prevent the inherent harm in an uncoordinated and piecemeal development of the state's shorelines." The SMA requires the City to develop and adopt an SMP, which includes goals, policies, and regulations consistent with state guidelines to protect shorelines. In Mercer Island, the SMP is applicable to "shorelands", which include Lake Washington, its underlying land, associated wetlands, and those lands that extend 200 feet landward from the edge of Lake Washington. The City implemented its initial SMP in 1974 and now must update its SMP in order to comply with new state guidelines adopted in 2003. Ecology must approve or deny the update.

A draft SMP was prepared between 2007-2013. On December 2, 2013, the City Council adopted Ordinance No. 13C-12 approving Mercer Island's SMP update with a maximum five-foot dock width within thirty feet of the OHWM. This ordinance would be effective following Ecology approval. Mayor Bassett's transmittal letter to Ecology provides the City Council's rationale for the proposed dock width (see Exhibit 1).

On February 4, 2014, Ecology submitted documents to the City responding to Ordinance No. 13C-12 (see Exhibit 2). In the letter, Ecology invited the City to have a "productive dialogue" and continue working together on the following draft required changes:

1. Limiting dock width in the first 30 feet from OHWM to 4 feet, with 5 feet allowed for community docks and single family docks, where ADA access is required;
2. The requirement to limit one moorage facility per upland residential waterfront property owner; and
3. Replacing the word "may" with "shall" in MICC 19.07.110(E)(6)(b)(ix)(c) Development Standards for Replacement, Repair and Maintenance of Overwater Structures, Including Moorage Facilities.

Required changes 2 and 3 were consistent with the intent of the approved SMP and have been incorporated into draft Ordinance No. 15C-02 (see Exhibit 3). Required change 1 was inconsistent with the SMP approved by Council. City and Ecology staff held several meetings and phone conferences to discuss each agency's perspectives on required change 1. On June 12, 2014, a meeting was held at Ecology offices to discuss whether other five-foot dock options would be acceptable to Ecology. The meeting was attended by upper level Ecology policy and management staff, Mayor Bassett, City Manager Treat, and other Ecology and City staff. The meeting was productive and resulted in a new approach using a menu of incentives to allow five-foot dock width (see discussion below).

PROPOSED CHANGES

The meetings resulted in the following proposed changes in draft Ordinance No. 15C-02:

1. MICC 19.07.110(4): One moorage facility per residential lot (Exhibit 3, page 2)

The proposed standards would allow each residential lot to have one moorage facility, provided applicable standards are met, such as lot width. The proposed language clarifies this allowance.

2. MICC 19.07.110(4), Table D: Requirements for Moorage Facilities and Development Located Waterward from the OHWM (Exhibit 3, pages 2-5)

The proposed standards would allow a four-foot wide dock within thirty feet of the OHWM. Dock width could be increased to five feet within thirty feet of the OHWM if one or more of the following applies:

- a. Water depth is 4.85 feet or more, as measured from the OHWM (Exhibit 3, Table D, 4th row)**
A five foot wide dock would be allowed if the land beneath the water drops steeply. Section 7.5 of the Shoreline Restoration Plan indicates that the migratory paths for juvenile fish are usually in the near shore, shallow habitat. Therefore, Ecology has agreed to allow docks to be five feet wide in deep water, specifically where the water depth is at least 4.85 feet below the OHWM. The depth of 4.85 feet is based on the mean low water mark of 3 feet, considered critical fish habitat, plus 1.85 feet to convert to OHWM as a base measurement.
- b. A moorage facility is required to comply with Americans with Disabilities Act (ADA) requirements (Exhibit 3, Table D, 4th row)**
A five foot wide dock would be allowed for docks required to comply with ADA standards. Examples include public docks at Luther Burbank Park or at certain waterfront facilities, such as shore clubs.
- c. A resident of a property has a documented permanent state disability as defined in WAC 308-96B-010(5) (Exhibit 3, Table D, 4th row)**
Docks for single-family residential properties are not subject to ADA standards. However, residents with permanent disabilities would be allowed to have a five foot wide dock rather than a four foot wide dock. WAC 308-96B "Individuals with Disabilities Vehicle License Privileges" defines "permanent" as "a licensed physician has certified the qualifying disability condition is expected to last at least five years." [WAC 308-96B-010(5)].

d. An applicant proposes a project that incorporates certain mitigation options (Exhibit 3, Table D, 4th row and Table E)

The following mitigation options use a combination of actions to mitigate impacts of a five foot wide dock rather than a four foot wide dock. The applicant can choose to mitigate using Option A, Option B or Option C below.

Replacement docks would also need to demonstrate a net reduction in overwater coverage within 30 feet waterward from the OHWM or, submit a site specific report prepared by a qualified professional demonstrating no net loss of ecological function of the shorelands. The provision would affect existing docks that are less than 5 feet wide, which would be replaced by a dock 5 feet wide.

TABLE E--DOCK WIDTH MITIGATION OPTIONS		
Option A	Option B	Option C
Includes at Least One of the Following:	Includes at Least Two of the Following:	Includes at Least Three of the Following:
1. Complete removal of existing bulkhead with shoreline restoration	1. Removal of 12 feet or 30% (lineal), whichever is greater, of existing bulkhead and creation of beach cove with shoreline restoration	1. Installation/Replacement of decking within the first 30 feet waterward from the OHWM that allows a minimum of 60% light transmittance
2. Removal of an existing legally established boat house (A "boat house" is a covered moorage that includes walls and a roof to protect the vessel.)	2. Installation/Replacement of decking within the first 30 feet waterward from the OHWM that allows a minimum of 60% light transmittance	2. Removal of all existing legally established piling treated with creosote or comparably toxic compounds
3. Replacement of two or more existing legally established individual moorage facilities with a single joint use moorage facility	3. Removal of an existing legally established covered moorage within the first 30 feet waterward from the OHWM	3. At least a 10% net reduction of existing legally established overwater coverage within the first 30 feet waterward from OHWM
		4. Removal of all legally established individual mooring piles within the first 30 feet waterward from the OHWM
		5. Removal of an existing legally established covered moorage within the first 30 feet waterward from the OHWM

3. MICC 19.07.110(E)(6)(b)(ix): Existing overwater structures--threshold for compliance (Exhibit 3, page 6)

The proposed standards discussed below would apply to both new docks and the replaced or reconstructed area of existing docks if more than 75 percent of the structure's exterior surface (including decking) or structural elements (including pilings) are replaced or reconstructed during the previous five years. The Council-approved threshold was 50 percent. This change is proposed to be consistent with other proposed and adopted SMPs for Lake Washington.

In subsection C, "may" is proposed to be replaced with "shall" to clarify that compliance with Table D is required (shall) and is not optional (may).

NEXT STEPS

The next steps in the SMP update adoption process include discussion on the remaining issues identified above, and direction to staff on the changes summarized above, which are also detailed on Exhibit 3.

If Exhibit 3 is acceptable to the City Council, staff will forward the draft Ordinance to Ecology along with a request for conditional approval of the amended SMP update. When Ecology's conditional approval is received within 45 days, Ordinance No. 15C-02 will be scheduled for second reading and approval. If alternative language is proposed by either the City Council or Ecology, additional discussions may be needed with the state prior to scheduling the second reading.

After receiving the conditional approval, and then final adoption by the City Council, staff will send the SMP update to Ecology. Staff expects Ecology to act within 45 days. At that time, the amended SMP update will be effective.

RECOMMENDATION

Development Services Director

MOVE TO: Authorize staff to transmit draft Ordinance No. 15C-02, revisions to the Shoreline Master Program Update, to the Department of Ecology.

**CITY OF MERCER ISLAND
ORDINANCE NO. 15C-02**

**AN ORDINANCE OF THE CITY OF MERCER ISLAND, WASHINGTON,
AMENDING MICC 19.07.110, MERCER ISLAND SHORELINE MASTER
PROGRAM**

WHEREAS, in 1971 the State of Washington passed the Shoreline Management Act governing the adoption of Shoreline Master Programs, as currently set forth within Chapter 58 of Title 90 of the Revised Code of Washington, and subject to the Washington State Department of Ecology's administrative rules contained within Title 173 of the Washington Administrative Code; and

WHEREAS, in 1974 the City adopted its Shoreline Master Program; and

WHEREAS, in 2003 the State of Washington passed new guidelines for the development and updating of local Shoreline Master Programs, which require updating of Mercer Island's Shoreline Master Program; and

WHEREAS, in 2013, the Mercer Island City Council adopted Ordinance 13C-12 approving the Shoreline Master Program update upon approval by the Washington State Department of Ecology; and

WHEREAS, the approved Shoreline Master Program update was submitted to the Washington State Department of Ecology for review on December 17, 2013; and

WHEREAS, on February 4, 2014, the Washington State Department of Ecology submitted documents to the City containing required changes to the City-approved Shoreline Master Program update; and

WHEREAS, between February 2014 and November 2014 City of Mercer Island and Washington State Department of Ecology representatives met several times and agreed on use of incentives to allow increase in dock width from four feet to five feet within thirty feet of the ordinary high water mark; and

WHEREAS, on November 17, 2014, the City Council discussed proposed incentives to allow increase in dock width from four feet to five feet within thirty feet of the ordinary high water mark; and

WHEREAS, on February 6, 2015, the Washington State Department of Ecology conditionally approved the City's proposed Shoreline Master Program update with the changes provided below and in Ordinance 13C-12; and

WHEREAS, a State Environmental Policy Act Determination of Non Significance for the 2011 Shoreline Master Program update was issued on March 15, 2010; and

WHEREAS, in accordance with WAC 365-195-620, a notice of intent to adopt the proposed Mercer Island Shoreline Master Program was received by the State of Washington Department of Commerce on March 14, 2012.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MERCER ISLAND, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. Amendments to Chapter 19.07.110 MICC, Shoreline Master Program.
 MICC 19.07.110(E)(4) “Standards Waterward of the OHWM” is hereby amended as follows:

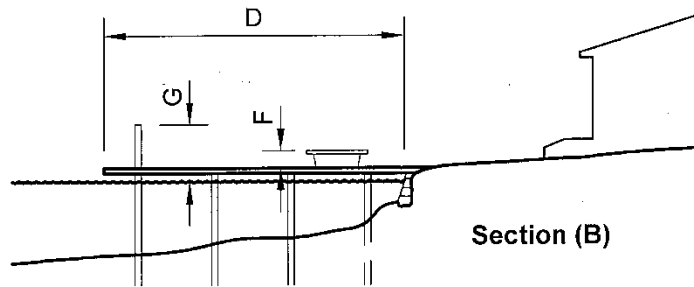
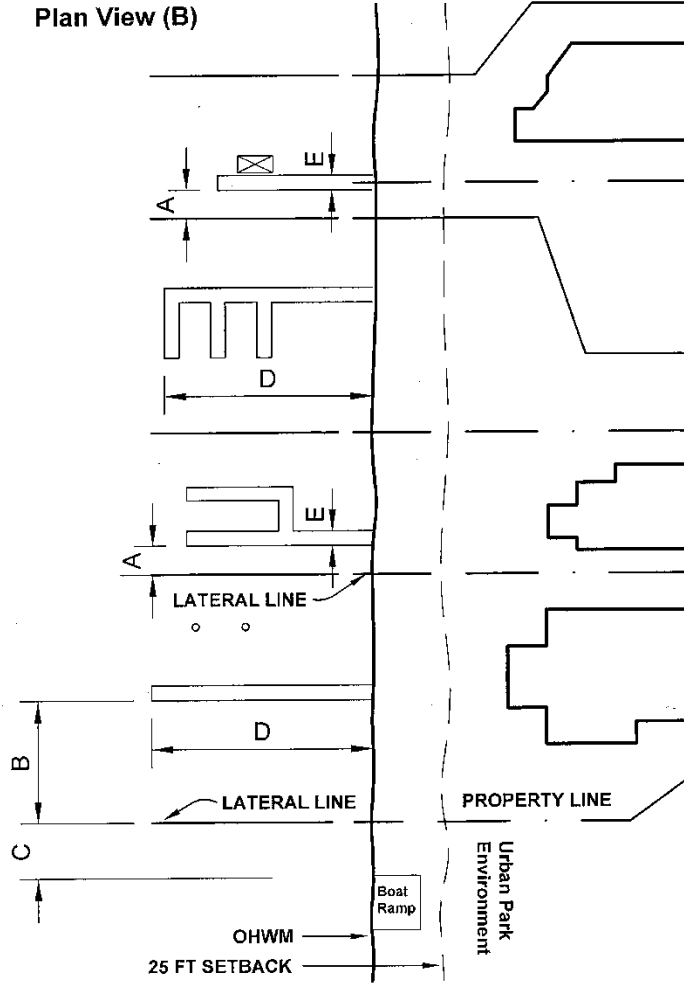
4. Standards Waterward of the OHWM. Moorage facilities may be developed and used as an accessory to dwellings on shoreline lots ~~with water frontage meeting or exceeding the minimum lot width requirements specified in Table D.~~ Only one non-commercial, residential moorage facility per upland residential waterfront lot authorized. The standards in Table D shall apply to development located waterward of the OHWM:

Table D. Requirements for Moorage Facilities and Development Located Waterward from the OHWM

Setbacks for All Moorage Facilities, Covered Moorage, and Floating Platforms	A*	10 feet from the lateral line (except where moorage facility is built pursuant to the agreement between adjoining owners as shown in Figure B below) B Where a property shares a common boundary with the Urban Park Environment, the setback shall be 50 feet from the lateral line or 50% of the water frontage of the property, whichever is less.
Setbacks for Boat Ramps and Other Facilities for Launching Boats by Auto or Hand, Including Parking and Maneuvering Space	C	25 feet from any adjacent private property line
Length or Maximum Distance Waterward from the OHWM for Moorage Facilities, Covered Moorage, Boatlifts and Floating Platforms	D	Maximum 100 feet, but in cases where water depth is less than 11.85 feet below OHWM, length may extend up to 150 feet or to the point where water depth is 11.85 feet at OHWM, whichever is less
<u>Width of moorage facilities within 30 feet waterward from the OHWM</u>	E	Maximum 5-4 feet wide within 30 feet waterward from the OHWM and 6 feet wide thereafter, except for boat ramps and lift stations. <u>Width may increase to 5 feet if one of the following is met:</u> <u>1) Water depth is 4.85 feet or more, as measured from the OHWM; or</u> <u>2) A moorage facility is required to comply with Americans with Disabilities Act (ADA) requirements; or</u>

		<u>3) A resident of the property has a documented permanent state disability as defined in WAC 308-96B-010(5); or</u> <u>4) The proposed project includes mitigation option A, B or C listed in Table E; and for replacement actions, there is either a net reduction in overwater coverage within 30 feet waterward from the OHWM or, a site specific report is prepared by a qualified professional demonstrating no net loss of ecological function of the shorelands. Moorage facility width shall not include pilings, boat ramps and lift stations.</u>
<u>Width of moorage facilities more than 30 feet waterward from the OHWM</u>	<u>E</u>	<u>Maximum 6 feet wide. Moorage facility width shall not include pilings, boat ramps and lift stations.</u>
Height Limits for Walls, Handrails and Storage Containers Located on Piers	F	3.5 feet above the surface of a dock or pier. 4 feet for ramps and gangways designed to span the area 0 feet to 30 feet from the OHWM.
Height Limits for Mooring Piles, Diving Boards and Diving Platforms	G	10 feet above the elevation of the OHWM
Height Limits for Light Rail Transit Facilities within the Existing I-90 Corridor		The trackway and overhead wires, support poles, and similar features necessary to operate light rail transit facilities may be erected upon and exceed the height of the existing I-90 bridges
*The letters in this column refer to the Plan View (B) and Section(B) diagrams.		

Plan View (B)



**Table D (continued) Requirements for Moorage Facilities and Development
Located Waterward from the OHWM**

Minimum Water Frontage for Moorage Facility	H* I J	<p>Single-family lots: 40 feet</p> <p>Shared – two adjoining lots: 40 feet combined</p> <p>Semi-private recreational tracts:</p> <p> 2 families: 40 feet</p> <p> 3 – 5 families: 40 feet plus 10 feet for each family more than 2</p> <p> 6 – 10 families: 70 feet plus 5 feet for each family more than 5</p> <p> 11 – 100 families: 95 feet plus 2 feet for each family more than 10</p> <p> 101+ families: 275 feet plus 1 foot for each family more than 100</p>
Covered Moorage		<p>Permitted on single-family residential lots subject to the following:</p> <p>(a) Maximum height above the OHWM: 16 feet; 16 to 21 feet subject to criteria of MICC 19.07.110(E)(5)(a)</p> <p>(b) Location/area requirements: See Figure A for single-family lots and Figure B for shared moorage.</p> <p>(c) Building area: 600 square feet, however a covered moorage may be built larger than 600 square feet within the triangle subject to a shoreline conditional use permit</p> <p>(d) Covered moorage shall have open sides.</p> <p>(e) Prohibited in semi-private recreational tracts and noncommercial recreational areas.</p> <p>(f) Translucent canopies are required.</p>
*The letters in this column refer to the Plan View (C).		

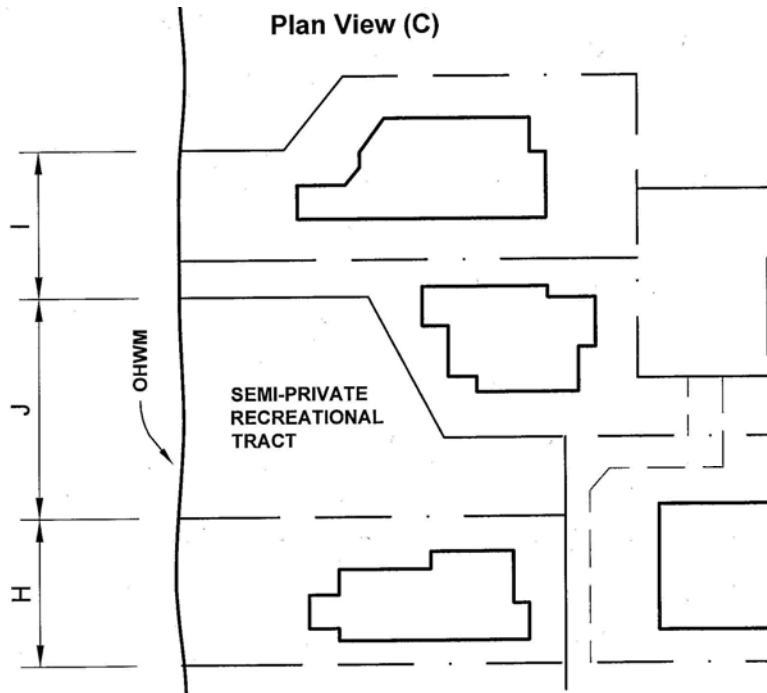


Table E. Dock Width Mitigation Options

<u>Option A</u>	<u>Option B</u>	<u>Option C</u>
<u>Includes at Least One of the Following:</u>	<u>Includes at Least Two of the Following:</u>	<u>Includes at Least Three of the Following:</u>
<u>1. Complete removal of existing bulkhead with shoreline restoration</u>	<u>1. Removal of 12 feet or 30% (lineal), whichever is greater, of existing bulkhead and creation of beach cove with shoreline restoration</u>	<u>1. Installation/Replacement of decking within the first 30 feet waterward from the OHWM that allows a minimum of 60% light transmittance.</u>
<u>2. Removal of an existing legally established boat house (A “boat house” is a covered moorage that includes walls and a roof to protect the vessel.)</u>	<u>2. Installation/Replacement of decking within the first 30 feet waterward from the OHWM that allows a minimum of 60% light transmittance.</u>	<u>2. Removal of all existing legally established piling treated with creosote or comparably toxic compounds</u>
<u>3. Replacement of two or more existing legally established individual moorage facilities with a single joint use moorage facility</u>	<u>3. Removal of an existing legally established covered moorage within the first 30 feet waterward from the OHWM</u>	<u>3. At least a 10% net reduction of existing legally established overwater coverage within the first 30 feet waterward from OHWM</u>
		<u>4. Removal of all legally established individual mooring piles within the first 30 feet waterward from the OHWM</u>

		<u>5. Removal of an existing legally established covered moorage within the first 30 feet waterward from the OHWM</u>
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Section 2. Amendments to Chapter 19.07.110 MICC, Shoreline Master Program.

MICC 19.07.110(E)(6)(b) “Development Standards for Replacement, Repair and Maintenance of Overwater Structures, Including Moorage Facilities” is hereby amended as follows:

...

b. Development Standards for Replacement, Repair and Maintenance of Overwater Structures, Including Moorage Facilities. The maintenance, repair and complete replacement of legally existing overwater structures is permitted, provided that:

- i. All permit requirements of Federal and State agencies are met;
- ii. The area, width, or length of the structure is not increased, but may be decreased;
- iii. The height of any structure is not increased, but may be decreased; provided that the height above the OHWM may be increased as provided in 19.07.110(E)(6)(b)(v)(B) below;
- iv. The location of any structure is not changed unless the applicant demonstrates to the Director’s satisfaction that the proposed change in location results in: 1) a net gain in ecological function, and 2) a higher degree of conformity with the location standards for a new overwater structure;
- v. Piles shall not be treated with pentachlorophenol, creosote, CCA or comparably toxic compounds. If ammoniacal copper zinc arsenate (ACZA) piling are proposed, the applicant shall meet all of the Best Management Practices, including a post-treatment procedure, as outlined in the amended Best Management Practices of the Western Wood Preservers. All piling sizes are in nominal diameter;
- vi. Any paint, stain or preservative applied to components of the overwater structure must be leach resistant, completely dried or cured prior to installation. Materials shall not be treated with pentochlorophenol, creosote, CCA or comparably toxic compounds;
- vii. The applicant shall abide by the work windows for listed species established by the U.S. Army Corp of Engineers and Washington Fish and Wildlife;
- viii. Disturbance of bank vegetation shall be limited to the minimum amount necessary to accomplish the project. Disturbed bank vegetation shall be replaced with native, locally adapted herbaceous and/or woody vegetation. Herbaceous plantings shall occur within 48 hours of the completion of construction. Woody vegetation components shall be planted in the fall or early winter, whichever occurs first. The applicant shall take appropriate measures to ensure revegetation success; and

ix. If more than 50% of the structure's exterior surface (including decking) or structural elements (including pilings) are replaced or reconstructed during the 5 years immediately prior to any demolition for the replacement or reconstruction, the replaced or reconstructed area of the structure must also comply with the following standards:

(A) Piers, docks, and platform lifts must be fully grated with materials that allow a minimum of 40% light transmittance;

(B) The height above the OHWM for moorage facilities, except floats shall be a minimum of 1.5 feet and a maximum of 5 feet; and

(C) An existing moorage facility that is 5 feet wide or more within 30 feet waterward from the OHWM ~~may~~ shall be replaced or repaired with a moorage facility that complies with the width of moorage facilities standards specified in MICC 19.07.110(E)(4)(Table D).

Section 3. Amendments to Chapter 19.16 MICC, Definitions. MICC 19.16.010 "Definitions" is hereby amended as follows:

19.16.010 Definitions.

Words used in the singular include the plural and the plural the singular.

Definitions prefaced with (SMP) are applicable only to the Shoreline Master Program, Chapter MICC 19.07.110

...
O

...
Ordinary High Water Mark (OHWM): The point on the shore that will be found by examining the bed and banks and ascertaining where the presence and action of waters are so common and usual, and so long continued in all ordinary years, as to mark upon the soil a character distinct from that of the abutting upland, in respect to vegetation as that condition exists on June 1, 1971, as it may naturally change thereafter in accordance with permits issued by a local government or the department of ecology; provided, that in any area where the OHWM cannot be found, the OHWM adjoining fresh water shall be the line of mean high water, or as amended by the State. To determine OHWM for a shoreline armoring project, a site-specific determination by a qualified professional is required. For determination of OHWM for measuring building setbacks, the OHWM corresponds with a lake elevation of ~~28.67 feet above sea level, based on the National Geodetic Vertical Datum of 1929 (NGVD 29).~~ Alternatively, the identical OHWM corresponds with a lake elevation of 25.1018.6 feet above sea level, when based on North American Vertical Datum of 1988 (NAVD 88).

...

W

...
Wetland Manual: Identification of wetlands and delineation of their boundaries shall be done in accordance with the most currently approved Army Corps of Engineers wetlands delineation manual and applicable regional supplements.

...

Section 4. **Severability.** If any section, sentence, clause or phrase of this ordinance or any municipal code section amended hereby should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of any other section, sentence, clause or phrase of this ordinance or the amended code section.

Section 5. **Ratification.** Any act consistent with the authority and prior to the effective date of this ordinance is hereby ratified and affirmed.

Section 6. **Effective Date.** This ordinance shall be published in the official newspaper of the City, and shall be transmitted to the Washington State Department of Ecology for review and approval. This ordinance shall become effective on the date that the Department of Ecology issues formal approval of the ordinance.

PASSED by the City Council of the City of Mercer Island, Washington at its regular meeting on the ____ day of _____, 20__ and signed in authentication of its passage.

CITY OF MERCER ISLAND

Bruce Bassett, Mayor

Approved as to Form:

ATTEST:

Katie Knight, City Attorney

Allison Spietz, City Clerk

Date of Publication: _____



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

PO Box 47600 • Olympia, WA 98504-7600 • 360-407-6000
711 for Washington Relay Service • Persons with a speech disability can call 877-833-6341

February 6, 2015

The Honorable Bruce Bassett
City of Mercer Island
9611 Southeast 36th Street
Mercer Island, WA 98040

**Re: City of Mercer Island Comprehensive Shoreline Master Program Update –
Conditional Approval, Resolution No. 1440**

Dear Mayor Bassett:

I would like to take this opportunity to commend the City of Mercer Island (City) for its efforts in developing the proposed comprehensive Shoreline Master Program (SMP) update. It is obvious that a significant effort was invested in this update. The SMP will provide a framework to guide future development along the City's shorelines.

As we have already discussed with your staff, the Washington State Department of Ecology (Ecology) identified specific changes necessary to make the proposal approvable. These changes are detailed in Attachment B. Recommended changes are proposed in Attachment C. The findings and conclusions that support Ecology's decision are contained in Attachment A.

Pursuant to RCW 90.58.090 (2)(e), at this point, the City may:

- Agree to the proposed changes (required and/or recommended changes), or
- Submit an alternative proposal. Ecology will then review the alternative(s) submitted for consistency with the purpose and intent of the changes originally developed by Ecology and with the Shoreline Management Act.

Final Ecology approval will occur when the City and Ecology agree on language that meets statutory and Guideline requirements.



The Honorable Bruce Bassett
February 6, 2015
Page 2

Please provide your written response within 30 days to the Director's Office at the following address:

WA State Department of Ecology
Attention: Director's Office
PO Box 47600
Olympia, WA 98504-6700

Ecology appreciates the dedicated work of City Staff, the Planning Commission, City Council, and the community on the Shoreline Master Program update.

We look forward to concluding the SMP update process in the near future. If you have any questions or would like to discuss the changes identified by Ecology, please contact our Northwest Regions Senior Shoreline Planner, Joe Burcar, at Joe.Burcar@ecy.wa.gov or (425) 649-7145.

Sincerely,



Maia D. Bellon
Director

Enclosures (3)

By Certified Mail [7012 1010 0003 3028 3782]

cc: Scott Greenberg, City of Mercer Island
Joe Burcar, Ecology
Erik Stockdale, Ecology

**ATTACHMENT A: FINDINGS AND CONCLUSIONS
FOR PROPOSED COMPREHENSIVE UPDATE TO THE CITY OF MERCER ISLAND
SHORELINE MASTER PROGRAM**

SMP Submittal accepted April 3, 2012, Ordinance No.1440
Prepared by Barbara Nightingale & Joe Burcar on December 16, 2014

Brief Description of Proposed Amendment:

The City of Mercer Island (City) submitted to Ecology for approval, a comprehensive update to their Shoreline Master Program (SMP) that is intended to comply with the Shoreline Management Act (SMA) and SMP Guideline requirements. The updated master program contains locally tailored shoreline management policies, regulations, environment designation maps, and administrative provisions. In support of the updated master program, the City also prepared a number of reports and local analyses, as noted throughout this document.

The City of Mercer Island is located in King County and is completely surrounded by the waters of Lake Washington, which is classified as a Shoreline of Statewide Significance (RCW 90.58.030). Mercer Island is located between the cities of Seattle to the west, Bellevue, Beaux Arts and Newcastle to the east, and Renton and King County to the southeast. The island encompasses an area of approximately 6.2 square miles and has over 467 acres of parks and open spaces. The master program applies to the island's entire 14.7 linear miles of Lake Washington shoreline and associated wetlands.

Existing uses along Mercer Island shorelines consist primarily of single-family residential development with limited segments of multi-family residential, water dependent recreation, and parks and open space. There are no industrial or commercial uses located or planned within the City's shoreline area.

The updated SMP is intended to become an integrated element of the City's Comprehensive Plan and Unified Development Code (Title 19). The City's Unified Development Code includes other applicable, such as the storm water management regulations in Title 15 and the building/construction regulations in Title 17. Applicable provisions from the City's Critical Areas Ordinance (19.07.010 through and including 19.07.090 as in effect on January 1, 2011) are incorporated into the updated SMP. The City's SMP notes that to the extent standards in the SMP conflict with any other section of the Mercer Island Municipal Code, the provisions of the master program are intended to govern projects located within the shorelands area.

FINDINGS OF FACT

Need for amendment. The proposed amendment is intended to comply with the statutory deadline for a comprehensive update of the City's local Shoreline Master Program pursuant to RCW 90.58.080 and 100. The City's original SMP was approved by Ecology in June 1974 and was last amended in 1996. According to the City, the 1974 SMP has never been comprehensively updated. Therefore, this SMP update is also needed to address land use changes that have occurred along the City's shorelines over the past 40 years and to provide consistency between the updated SMP and the environmental protection and land use management policies and practices provided by the City's Comprehensive Plan, Critical Areas Ordinance, Flood Management Plan, and Stormwater Plan.

The updated SMP will completely replace the existing SMP, regulating future development along Mercer Island’s approximately 15 miles of fresh water shoreline. In addition to addressing land use changes that have occurred along the City’s shorelines over the past 40 years, the updated SMP is intended to manage future uses that are expected to occur over the next 20 years. This updated SMP will bring the City’s shoreline regulations consistent with the environmental protection and land use management policies and practices provided by the City’s 2005 Critical Areas Ordinance, Comprehensive Plan elements, the 2003 SMP Guidelines (WAC 173-26) and the objective to meet no net loss of ecological functions.

The following table summarizes the proposed SMP changes to achieve consistency with the goals and objectives of the state SMA (RCW 90.58) and the SMP Guidelines (WAC 173-26).

<i>Updated SMP Changes</i>	<i>1974 SMP</i>	<i>New Requirements</i>
New Dock Standards	General standards that allowed for a variety of docks inconsistent with present protection goals.	Dock standards based on the ACOE Lake Washington Biological Evaluation.
New Vegetation Conservation Standards	No vegetation conservation requirements	Requires plant coverage standards of native plants necessary to mitigate future development.
2008 Shoreline Inventory and characterization	No shoreline inventory of existing conditions	Provides information on existing ecological functions, uses within the City.
2012 Cumulative Impacts Analysis	No cumulative impacts analysis describing future development	Provides understanding of future development potential and anticipated impacts.
2012 Restoration Plan	No restoration plan to guide future restoration efforts	Provides a regional tool to support restoration planning.

Amendment History, Local Development: This local update process began in early 2008. This process included the City’s development of a Shoreline Inventory and Characterization Report that included input provided during and following a public information meeting held by the City early in 2009.

The record shows that a workshop open to the public was held on May 19, 2009 and two public hearings before the Planning Commission were held on May 5, 2010 and March 16, 2011. Affidavits of publication provided by the City indicate notices of the hearings were published on April 21, 2010 and March 2, 2011. The City Council also held a public hearing on May 2, 2011, for which an affidavit of publication was submitted verifying publication on April 20, 2011 and April 27, 2011, in the Mercer Island Reporter.

On April 6, 2011, the Planning Commission prepared their findings and conclusions and recommendations for the Mercer Island City Council for the 2011 adoption of the SMP. Following 29 public meetings and two previous public hearings, the City Council held a final hearing on the draft SMP on August 1, 2011 during which they adopted Resolution #1440 consisting of a updated SMP.

With passage of Resolution #1440, the City Council authorized City staff to forward the proposed amendments to Ecology for approval. The proposed SMP update was received by Ecology for state review and verified as complete on April 3, 2012. However, due to staffing turnover and workload issues, the City requested that Ecology delay starting their public comment period. Ecology agreed to the City's request and waited until the fall of 2012 before moving forward with Ecology's review.

Amendment History, Ecology's Review: On October 18, 2012, Ecology provided notice to the general public and identified interested parties, of Ecology's comment period and upcoming public hearing on the City's updated SMP. Such notice was distributed to over 1600 parties, including state task force members and all interested parties identified by the City in compliance with the requirements of WAC 173-26-120. Ecology's comment period began on October 22, 2012 and continued through November 26, 2012.

On November 8, 2012, Ecology held a public hearing at the Mercer Island Community and Event Center to seek additional input on the proposed update. Notice of the hearing was provided in post cards and emails to over 1600 individuals and was published in the *Mercer Island Reporter*, the City's official newspaper of record, on October 24, 2012. The notice provided: a description of the proposed amendment, a description of Ecology's review authority, notice of the time and location of the hearing, instructions on how to view the amendment materials, and options describing how interested persons may present their views to Ecology.

On December 12, 2012, after completion of the public comment period and public hearing, Ecology (as required by WAC 173-26-120 (6)) summarized and then sent all oral and written comments received on the updated SMP to the City for their response. The SMP-Guidelines then provide the City with 45-days to prepare a response to issues raised in the comment, which would have been due to Ecology on January 26, 2013. However, upon review of the comment summary, the City requested additional time to prepare their response, which was provided to Ecology on March 15, 2013.

After completing a substantive review of the proposed SMP and consideration of public comments and the City's response, Ecology identified draft required and recommended changes to the SMP, which were shared with the City in July of 2013. Many of these issues revolved around dock standards and vegetation management provisions as explained below under the section titled "**Summary of Issues Identified by Ecology as Relevant To Its Decision**". In response to this initial feedback, the City developed a number of alternative SMP provisions that were shared with Ecology through discussions, written communications and Council work sessions that occurred between December 2013 and November 2014. Ecology and the City came to a conceptual agreement during a June 2014 meeting on necessary amendments to the master program. Following this meeting, Ecology and City staff worked collaboratively in developing specific amendments to the master program that were shared with the City Council in November of 2014. Following some minor amendments from the City Council during their November 17, 2014 meeting, the Council endorsed the changes, requesting that Ecology proceed with issuance of a conditional approval incorporating the amendments to the original locally adopted SMP as either "required" or "recommended" changes. Therefore, this document along with attachment B (required changes) and attachment C (recommended changes) will serve as Ecology's conditional approval of the City's updated SMP, which upon acceptance of the required changes by the City, will complete approval of the updated SMP.

Consistency with Chapter 90.58 RCW: The proposed amendment has been reviewed for consistency with the policy of RCW 90.58.020 and the approval criteria of RCW 90.58.090 (3), (4) and (5). The City has also provided evidence of its compliance with SMA procedural requirements for amending their SMP contained in RCW 90.58.090 (1) and (2).

Consistency with “applicable guidelines” (Chapter 173-26 WAC, Part III): The proposed amendment has been reviewed for compliance with the requirements of the applicable Shoreline Master Program Guidelines (WAC 173-26-171 through 251 and 173-26-020 definitions). This included review using the SMP Submittal Checklist, completed by the City.

Consistency with SEPA Requirements: The City submitted evidence of SEPA compliance in the form of a SEPA checklist and issued a Determination of Non-Significance (DNS) for the proposed SMP amendments on February 22, 2012. Notice of the SEPA determination was published in the Mercer Island Reporter on February 24, 2010. Ecology did not comment on the DNS.

Other studies or analyses supporting the SMP update: Ecology also reviewed the following reports, studies, map portfolios and data prepared for the City in support of the SMP amendment:

These supporting documents include:

- *a 2009 Shoreline Analysis Report,*
- *a 2012 Shoreline Cumulative Impacts Analysis, and*
- *a 2011 Shoreline Restoration Plan.*

In addition to these documents, the City held a public open house on May 19, 2009 to introduce island residents to the SMP update, the 2003 guidelines requirements and the SMA. According to the City, the objectives in the open-house meeting were two-fold: (1) to collect information from the public on shoreline uses and anticipated issues, and (2) to share with the public background information on the state shoreline management act, the 2003 guidelines, and the role of the City in the SMP process. As noted earlier, over the next 3 years, the City’s Planning Commission held 28 public meetings and two public hearings (May 5, 2010 and March 16, 2011).

Summary of Issues Identified During The Public Review Process:

The Planning Commission heard hours of testimony and received volumes of written documents and studies during the review process. Many of the comments received during the Planning Commission process were conflicting, frequently exhibiting opposing views between environmental and property rights interests. The City's SMP public review process was at times contentious, with considerable debate centered on the topics of dock and vegetation conservation requirements. Public testimony included arguments that the City should not change their existing dock requirements, that the citizens’ interpretation of the science did not warrant it, versus opposing arguments that the science of today warrants improved standards to protect endangered species in Lake Washington. Similarly, public testimony included arguments over the City’s proposed 25% vegetation coverage. With arguments that the 25-foot setback with 25% vegetation coverage was not enough to protect aquatic habitat, while others claimed that the proposed vegetation conservation standards would be adequate to meet no net loss requirements.

As described in attachment D, Ecology held a public hearing and a comment period soliciting feedback on the City's updates to their SMP. Comments submitted by Mercer Island citizen Rita Moore, Futurewise (Tim Trohimovich), and Karen Walter with the Muckleshoot Tribe, expressed concern over, among other issues: dock sizes being too large; and claims that the City's vegetation conservation standards were inadequate to meet the state requirement of no net loss.

Other comments included: Sound Transit (Ellie Ziegler) commenting on the City's balanced and collaborative coordination striking a balance between light rail and environmental protection. Citizen Liz Blaszcak expressed concern over repairing her existing dock and understanding the SMP. Others, such as David Douglas, Dwight Schaeffer, and Robert Thorpe identified various other SMP issues that the City clarified in their responsiveness summary.

Summary of Issues Identified by Ecology as Relevant To Its Decision:

Issues identified by Ecology pertained to dock standards in the SMP that initially were inconsistent with the Army Corps of Engineers (ACOE) Regional General Permit (RGP) standards for Lake Washington and concerns with the vegetation conservation measures applicable to new or expanded development. In June 2013, Ecology staff met with City staff and reviewed Ecology draft required and recommended changes for docks, vegetation requirements, and technical changes pertaining to wetlands and OHWM delineations. The City Council then deliberated on the issues described by Ecology as draft required or recommended changes. On July 1, 2013, the Mayor sent a letter to Ecology identifying a number of amendments to the SMP that the City Council voted on, in response to Ecology's draft required and recommended changes. Ecology agreed with many of the alternatives proposed by the City, with the exception of a change that would allow for a five (5) foot wide dock within the first 30 feet from OHWM, in conflict with the ACOE-RGP standards restricting the width of docks to 4-feet within the nearshore area.

Vegetation Conservation for New and Expanded Development: Ecology has also raised the issue that the vegetation conservation requirements for new or expanded development, setting a threshold of 500 square feet did not meet the requirement of environmental impact mitigation pursuant to WAC 173-26-201(2) (e). The alternative language proposed by the City Council on July 1, 2013 takes the form of a 2-tiered threshold approach to address nexus and proportionality and more clearly mitigates for expanded impervious surfaces within the 20-foot conservation area. Under this regulation, mitigation for adding over 500 sq-feet of new impervious surface waterward from an existing structure would require 50% of vegetation in the 20-foot vegetation area. Similarly, mitigation for adding over 1000 square feet of additional impervious surface would require 75% of vegetation area in the 20-foot conservation area.

Therefore Ecology finds that the agreed upon Vegetation Conservation revisions are consistent with nexus and proportionality limits related to mitigation required to offset anticipated impacts from foreseeable development within the City's shoreline areas.

Dock Standards: As described above, the City's SMP as originally submitted to Ecology limited dock width to 4-feet within the first 30-feet, consistent with regional standards. However, after consideration of the limited potential for new docks¹, in July of 2013 the City Council proposed a universal 5-foot dock width standard, which they anticipated would satisfy the SMP-guideline requirement for no net

¹ The City only anticipate the potential for 10 new docks over the next 20-years, as there are currently 676 existing docks adjacent to most of the shoreline parcels within the City.

loss of shoreline ecological functions. The City's perspective was based on anticipated reduction in overwater coverage as existing (larger) docks were rebuilt to the 5-foot standard. Even though the Councils alternative would likely result in a reduction of overwater coverage as existing structures are replaced over time, the increase from 4-feet to 5-feet of the maximum width standard (within the first 30-feet) would be inconsistent with SMP standards adopted by other neighboring jurisdiction with shorelines on Lake Washington, and ACOE- RGP standards for the lake. The ACOE RGP#3 standards were specifically developed to protect aquatic habitat in Lake Washington, limits dock width for new or replacement structures to 4 feet for the first 30 feet from OHWM. Therefore, it is anticipated that the ACOE could require an individual Endangered Species Act (ESA) consultation with the National Marine Fisheries Services for all dock proposal with a 5-foot wide dock, as the wider dock would exceed the dimensional requirements listed in the ACOE's 2010 programmatic Biological Evaluation.

Further, Ecology was concerned that the City's alternative (5-foot width) dock standard was not consistent with SMP-Guideline requirements. The SMP-Guidelines at WAC 173-26-231 (3) (b) provide Shoreline Modifications requirements that are to be followed in the development of updated SMP standards. Specific to Pier or Dock forms of Shoreline Modifications, the SMP-Guidelines require that updated SMP's limit the size and extent of modification by first avoiding ecological impacts. Where avoidance is not possible, SMP standards are required to then minimize and mitigate potential impacts resulting from authorized development. In considering the City's alternative to increase the allowed width of docks to 5-feet, Ecology concerns were related to inconsistency with Environmental Mitigation (Mitigation Sequencing) standards from the SMP-Guidelines at WAC 173-26-201 (2) (e) and inconsistency with Shoreline Modification requirements intended to limit the width (size) of docks to the minimum necessary to support the water-dependent (moorage) use of a private residential dock pursuant to the general principles in WAC 173-26-231 (2) and specific Pier/Dock requirements in WAC 173-26-231 (3) (b).

As described above, Ecology and the City reached a general agreement on acceptable dock standards for the updated SMP, after meeting in June of 2014. The agreed upon concept distinguishes between "minor repair", "replacement" and "new" dock proposals. It was agreed that these three activities represent different levels of potential impact to shoreline ecological functions and therefore deserve a unique set of development standards that could be applied by the City to the different types of shoreline development. As described in attachment B (required changes) the updated SMP will include the 4-foot width limit (within the first 30-feet) applicable to both new and replacement dock proposals. In addition, the SMP will allow for consideration of a wider 5-foot wide dock (within the first 30-feet), but will be limited to one of the following three scenarios:

1. Where water depth exceeds 4.85-feet; or
2. When necessary to accommodate ADA requirements; or
3. When an applicant can incorporate certain mitigation options, as defined in the SMP, and only when a replacement action results in a net reduction in overwater coverage.

In evaluating the effect of the agreed upon standards, the defined instances where the City's SMP would allow a 5-foot wide dock all fit within SMP-Guideline requirements to avoid or minimize impacts, or in the case of option 2 to accommodate ADA requirements, would be considered the minimum width necessary to support the water dependent use.

Therefore Ecology finds that the agreed upon dock standards are consistent with SMP-Guideline requirements related to mitigation sequencing and shoreline modification standards.

CONCLUSIONS OF LAW

After review by Ecology of the complete record, including alternative language, and all comments received, Ecology concludes that the City's proposed comprehensive SMP update, subject to and including Ecology's required changes (itemized in attachment B) and the recommended change (itemized in attachment C) brings the City's document into compliance with state law and addresses the above-cited needs, to be consistent with the policy and standards of RCW 90.58.020 and RCW 90.58.090 and the applicable SMP guidelines (WAC 173-26-171 through 251 and .020 definitions).

Ecology concludes that those SMP segments relating to shorelines of statewide significance provide for the optimum implementation of Shoreline Management Act policy (RCW 90.58.090 (5) with the Required Changes.

Ecology concludes that the City has complied with the requirements of RCW 90.58.100 regarding the SMP amendment process and contents.

Ecology concludes that the City has complied with the requirements of RCW 90.58.130 and WAC 173-26-090 regarding public and agency involvement in the SMP update and amendment process.

Ecology concludes that the City has complied with the purpose and intent of the local amendment process requirements contained in WAC 173-26-100, including conducting open houses and public hearings, notice, consultation with parties of interest and solicitation of comments from tribes, government agencies, and Ecology.

Ecology concludes that the City has complied with requirements of Chapter 43.21C RCW, the State Environmental Policy Act.

Ecology concludes that the City comprehensive SMP update submittal to Ecology was complete pursuant to the requirements of WAC 173-26-110 and WAC 173-26-201(3) (a) and (h) requiring a SMP Submittal Checklist.

Ecology concludes that it has complied with the procedural requirements for state review and approval of shoreline master program amendments as set forth in RCW 90.58.090 and WAC 173-26-120.

Ecology concludes that the City has chosen not to exercise its option pursuant to RCW 90.58.030 (2) (d) (ii) to increase shoreline jurisdiction to include buffer areas of critical areas within shorelines of the state. Therefore, as required by RCW 36.70A.480 (6), for those designated critical areas with buffers that extend beyond SMA jurisdiction, the critical area and its associated buffer shall continue to be regulated by the City's critical areas ordinance. In such cases, the updated SMP shall also continue to apply to the designated critical area, but not the portion of the buffer area that lies outside of SMA jurisdiction. All remaining designated critical areas (with buffers NOT extending beyond SMA jurisdiction) and their buffer areas shall be regulated solely by the SMP.

DECISION AND EFFECTIVE DATE

Based on the preceding, Ecology has determined the proposed amendments, comprehensively updating the SMP, are consistent with Shoreline Management Act policy, the applicable guidelines and implementing rules, once required changes and the recommended change, as set forth in attachments B and C, are approved by the City. Ecology approval of the proposed amendments with required and recommended changes is effective 14 days from Ecology's final action approving the amendment.

As provided in RCW 90.58.090 (2) (e) (ii), the City may choose to submit an alternative to changes required by Ecology. If Ecology determines that the alternative proposal is consistent with the purpose and intent of Ecology's original changes and with RCW 90.58, then the department shall approve the alternative proposal and that action shall be the final. Approval of the updated SMP and proposed alternatives is effective 14 days from Ecology's final action approving the alternatives.

The following changes are necessary to comply with the SMA (RCW 90.58) and the SMP Guidelines (WAC 173-26, Part III);

ITEM		SMP PROVISION	TOPIC	BILL FORMAT CHANGES [<u>underline</u> -additions; strike through -deletions]	ECOLOGY - DISCUSSION/RATIONALE
1	MICC 19.07.110 (E) (4)	Moorage Facilities Development Standard	4. Standards Waterward of the OHWM. Moorage facilities may be developed and used as an accessory to dwellings on shoreline lots with water frontage meeting or exceeding the minimum lot width requirements specified in Table D . <u>Only one non-commercial, residential moorage facility per upland residential waterfront lot authorized</u> . The standards in Table D shall apply to development located waterward of the OHWM:	<p>The required changes are necessary to satisfy mitigation sequencing (WAC 173-26-201 (2) (e) and pier/dock requirements from section WAC 173-26-231 (3) (b)).</p> <p>The identified changes were developed in consultation with the City to ensure consistency with WAC 173-26-231(3) (b), WAC 173-26-201 (2), to avoid impacts to salmon migration and achieve no net loss, minimum dock size is required; and consistency with the Biological Evaluation for the Regional Army Corps of Engineers standards for Overwater Structures in the Lake Washington System (2010 revisions).</p>	
2	MICC 19.07.110 (E) (4) – Table D modifications	Width of Moorage Facility Development Standard	<p>Maximum 4 feet <u>Width may increase to 5 feet if one of the following is met:</u></p> <p><u>1) Water depth is 4.85 feet or more, as measured from the OHWM; or</u></p> <p><u>2) A moorage facility is required to comply with Americans with Disabilities Act (ADA) requirements; or</u></p> <p><u>3) A resident of the property has a documented permanent state disability as defined in WAC 308-96B-010(5); or</u></p> <p><u>4) The proposed project includes mitigation option A, B or C listed in Table E; and for replacement actions, there is either a net reduction in overwater coverage within 30 feet waterward from the OHWM and 6-feet wide thereafter, except for boat ramps and lift stations, or, a site specific report is prepared by a qualified professional demonstrating no net loss of ecological function of the shorelands. Moorage facility width shall not include pilings, boat ramps and lift stations.</u></p>	<p>Same rationale as above (item #2). The mitigation options identified in the table are consistent with jurisdiction specific protection measures as recommended within the City's Shoreline Inventory, Cumulative Impact Assessment, and Restoration Plan. The options are also consistent with priority recommendations listed within the WRIA 8 Chinook Salmon Conservation Plan's "Action Start List", which encourage use of salmon friendly designs as a part of new construction or redevelopment of existing shoreline structures/uses.</p>	
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3	MICC 19.07.110 (E) (4) – [New] Table E	Dock Width Mitigation Options	<p>Table E. Dock Width Mitigation Options</p> <p>Option A - Includes at Least One of the Following:</p> <ol style="list-style-type: none"> Complete removal of existing bulkhead with shoreline restoration Removal of an existing legally established boat house (A "boat house" is a covered moorage that includes walls and a roof to protect the vessel.) Replacement of two or more existing legally established individual moorage facilities with a single joint use moorage facility <p>Option B - Includes at Least Two of the Following:</p> <ol style="list-style-type: none"> Removal of 12 feet or 30% (lineal), whichever is greater, of existing bulkhead and creation of beach cove with shoreline restoration Installation/Replacement of decking within the first 30 feet waterward from the OHWM that allows a minimum of 60% light transmittance. Removal of an existing legally established covered moorage within the first 30 feet waterward from the OHWM <p>Option C - Includes at Least Three of the Following:</p> <ol style="list-style-type: none"> Installation/Replacement of decking within the first 30 feet waterward from the OHWM that allows a minimum of 60% light transmittance. Removal of all existing legally established piling treated with creosote or comparably toxic compounds At least a 10% net reduction of existing legally established overwater coverage within the first 30 feet waterward from OHWM Removal of all legally established individual mooring piles within the first 30 feet waterward from the OHWM Removal of an existing legally established covered moorage within the first 30 feet waterward from the OHWM 		

ITEM	SMP PROVISION	TOPIC	BILL FORMAT CHANGES [<u>underline</u> -additions; strikethrough -deletions]	ECOLOGY - DISCUSSION/RATIONALE
4	MICC 19.07.110 (E) (6) (b) (v.) - (ix.)	Moorage Facility Replacement Standard	<p>v. If more than 50% of the structure's exterior surface (including decking) or structural elements (including pilings) are replaced or reconstructed, the replaced or reconstructed area of the structure must comply with the following standards:</p> <p>(A) Piers, docks, and platform lifts must be fully grated with materials that allow a minimum of 40% light transmittance;</p> <p>(B) The height above the OHWM for moorage facilities, except floats shall be a minimum of 1.5 feet and a maximum of 5 feet;</p> <p>v. (C) Piles shall not be treated with pentachlorophenol, creosote, CCA or...[no other changes to this standard]... diameter;</p> <p>vi. (D) Any paint, stain or preservative applied to...[no other changes to this standard]... compounds;</p> <p>vii. (E) The applicant shall abide by the work windows for...[no other changes to this standard]... success; and</p> <p>viii. (F) Disturbance of bank vegetation shall be limited to the minimum...[no other changes to this standard]... success; and</p> <p>ix. If more than 50% of the structure's exterior surface (including decking) or structural elements (including pilings) are replaced or reconstructed during the 5 years immediately prior to any demolition for the replacement or reconstruction, the replaced or reconstructed area of the structure must also comply with the following standards:</p> <p>(A) Piers, docks, and platform lifts must be fully grated with materials that allow a minimum of 40% light transmittance;</p> <p>(B) The height above the OHWM for moorage facilities, except floats shall be a minimum of 1.5 feet and a maximum of 5 feet; and</p> <p>(C) An existing moorage facility that is 5 feet wide or more within 30 feet waterward from the OHWM shall be replaced or repaired with a moorage facility that complies with the width of moorage facilities standards specified in MICC 19.07.110 (E) (4) (Table D).</p>	<p>The identified changes are necessary to ensure internal consistency of SMP standards and compliance with no net loss requirements related to WAC 173-26-231(3) (b) and WAC 173-26-201 (2).</p>
5	MICC 19.07.110 (E) (6) (c) (i.) - (v.)	Moorage Facility Alternative Development Standards	<p>c. Alternative Development Standards. The code official shall approve moorage facilities not in compliance with the Development Standards in subsection MICC 19.07.110.E.6.a or 19.07.110.E.6.b if all other requirements of the development code are met and the applicant is subject to both U.S. Army Corps of Engineers and Washington Department of Fish and Wildlife approval to an alternate project design. The following requirements and all other applicable provisions in this chapter shall be met:</p> <p>i. The dock must be no larger than authorized through state and federal approval;</p> <p>ii. The maximum width must comply with the width of moorage facilities standards specified in MICC 19.07.110(E)(4)(Table D);</p> <p>iii. The minimum water depth must be no shallower than authorized through state and federal approval;</p> <p>iv. (F) The applicant must demonstrate to the Code Official's satisfaction that the proposed project will not create a net loss in ecological function of the shorelands; and</p> <p>v. (H) The applicant must provide the City with documentation of approval of the moorage facilities by both the U.S. Army Corps of Engineers and the Washington Department of Fish and Wildlife.</p>	<p>The identified changes are necessary to ensure that alternative proposals maintain consistency with primary SMP standards (related to moorage facility dimensions). Same rationale (justifying standards) as provided in the City's supporting analysis and in items above.</p>
6	MICC 19.07.110 (E) (9) (a)	Over/in Water General Requirements	<p>a. Critical Areas within the shorelands are regulated by MICC 19.07.010 through and including 19.07.090, as adopted in the MICC on January 1, 2011, <u>except: 19.07.030.B Reasonable Use Exception; 19.07.040 Review and Construction Requirements C. Setback Deviation and D. Variances.</u></p>	<p>The required changes will ensure that SMA authorities and procedures are followed through the City's implementation of the SMP.</p>
7	MICC 19.07.110 (E) (9) (d) (i.) - (iv.)	New Development Vegetation Management Standards	<p>d. New development adding over 500 square feet of additional gross floor area or impervious surface, <u>including the primary structures and appurtenances,</u> shall be required to provide the following landscaping if located adjacent to the OHWM: <u>native vegetation coverage over 50% of the 20-foot vegetation area shown on Figure C. This standard shall apply to the total of all new impervious surface area added in the 5 years immediately prior to the construction of the gross floor area or impervious surface addition.</u></p> <p>i. As illustrated in Figure C and within the 25-foot shoreline setback, a 20-foot vegetation area shall be established, measured landward from the OHWM. 25% of the area shall contain vegetation coverage.</p>	<p>The identified provisions were developed by the City and are necessary to maintain no net loss of shoreline ecologic functions when considering potential impacts resulting from future (anticipated) shoreline development. The standards are</p>

ITEM		SMP PROVISION	TOPIC	ECOLOGY - DISCUSSION/RATIONALE
				based on the City's Shoreline Inventory and Cumulative Impact Assessment as required under WAC 173-26-201.
				BILL FORMAT CHANGES [<u>underline-additions</u>; strikethrough-deletions]
8	MICC 19.16.010	Definitions	<p>i. <u>New development over 1000 square feet of additional gross floor area or impervious surface, including the primary structures and appurtenances, shall be required to provide native vegetation coverage over 75% of the 20-foot vegetation area shown in Figure C.</u></p> <p>ii. A shoreline vegetation plan shall be submitted to the City for approval.</p> <p>iii. The vegetation coverage shall consist of a variety of ground cover shrubs and trees <u>indigenous to the Central Puget Sound lowland ecoregion and suitable to the specific site conditions. Existing mature trees and shrubs, but excluding non-native-grasses noxious weeds, may be included in the coverage requirement if located in the 20-foot vegetation area shown in Figure C.</u></p> <p>iv. No plants on the current King County Noxious Weed lists shall be planted within the shorelands.</p>	The identified provisions are necessary to guide implementation of the updated SMP.
9	MICC 19.16.010 "B"	Definitions	<p><u>19.16.010 Definitions.</u></p> <p><u>Words used in the singular include the plural and the plural the singular.</u></p> <p><u>Definitions prefaced with (SMP) are applicable only to the Shoreline Master Program, Chapter MICC 19.07.110</u></p> <p><u>Boatlift: A structure or device used to raise a watercraft above the waterline for secure moorage purposes.</u></p>	Definition necessary to ensure internal consistency of the updated SMP.
10	MICC 19.16.010 "F"	Definitions	<p><u>Feasible (SMP): An action, such as a development project, mitigation, or preservation requirement, meets all of the following conditions: (a) The action can be accomplished with technologies and methods that have been used in the past in similar circumstances, or studies or tests have demonstrated in similar circumstances that such approaches are currently available and likely to achieve the intended results; (b) The action provides a reasonable likelihood of achieving its intended purpose; and (c) The action does not physically preclude achieving the project's primary intended legal use. In cases where these guidelines require certain actions unless they are infeasible, the burden of proving infeasibility is on the applicant. In determining an action's infeasibility, the reviewing agency may weigh the action's relative public costs and public benefits, considered in the short- and long-term time frames.</u></p> <p>[...]</p> <p><u>Fill (SMP): The addition of soil, sand, rock, gravel, sediment, earth retaining structure, or other material to an area waterward of the OHWM, in wetlands, or on shorelands in a manner that raises the elevation or creates dry land.</u></p>	Both definitions are necessary to maintain consistency with definitions provided in WAC 173-26-020.
11	MICC 19.16.010 "G"	Definitions	<p><u>Geotechnical report or geotechnical analysis (SMP): A scientific study or evaluation conducted by a qualified expert that includes a description of the ground and surface hydrology and geology, the affected land form and its susceptibility to mass wasting, erosion, and other geologic hazards or processes, conclusions and recommendations regarding the effect of the proposed development on geologic conditions, the adequacy of the site to be developed, the impacts of the proposed development, alternative approaches to the proposed development, and measures to mitigate potential site-specific and cumulative geological and hydrological impacts of the proposed development, including the potential adverse impacts to adjacent and down-current properties. Geotechnical reports shall conform to accepted technical standards and must be prepared by qualified professional engineers or geologists who have professional expertise about the regional and local shoreline geology and processes.</u></p>	Same rationale as above. The definition is necessary to ensure consistency with SMP-Guideline definitions at WAC 173-26-020 and to implement shoreline modification standards as required under WAC 173-26-231.
12	MICC 19.16.010 "L"	Definitions	<p><u>Light Rail Facilities: A public rail transit line, including all ancillary facilities such as transit power substations, that operates at grade level, above grade level, on a bridge or in a tunnel and that provides high capacity, regional transit service owned or operated by a regional transit authority authorized under Chapter 81.112 RCW. A regional light rail transit system will be designed to cross I-90 right-of-way.</u></p>	The definition is necessary to appropriately define this use/activity that will be regulated under the updated SMP.
13	MICC 19.16.010 "N"	Definitions	<p><u>Native vegetation: Vegetation identified by the Washington Native Plant Society or the United States Department of Agriculture as being native to Washington State. Native vegetation does not include noxious weeds.</u></p>	The required change provides an important distinction in defining native vegetation.

ITEM	SMP PROVISION	TOPIC	Ecology - Discussion/Rationale
14	MICC 19.16.010 "S"	Definitions	<p>The identified definitions are necessary to ensure consistency with RCW 90.58, WAC 173-27 and the SMP-Guidelines at WAC 173-26.</p>
15	MICC 19.16.010 "W"	Definitions	<p>The changes indicated are necessary for consistency with WAC 173-26-221 (2) (c) (i) and WAC 173-22-035 as it relates to wetland delineation and identification.</p>
AB 501 Exhibit C Page 29	MICC 19.15.010 G.6.c.i. (A)	Permit Review Procedures – Shoreline Exemption Criteria	<p>The identified change is necessary to ensure consistency with a recent update to the monetary threshold used to characterize substantial development.</p>

BILL FORMAT CHANGES [underline-additions; ~~strikethrough-deletions~~]

The following changes are recommended to the City pursuant to WAC 173-26-120 (7)

ITEM		SMP PROVISION	TOPIC	BILL FORMAT CHANGES [<u>underline-additions</u> ; strike-through-deletions]	ECOLOGY - DISCUSSION/RATIONALE
A	MICC 19.16.010 "E"	Definitions	Ecological functions or shoreline functions: means the The work performed or role played by the physical, chemical, and biological processes that contribute to the maintenance of the aquatic and terrestrial environments that constitute the shoreline's natural ecosystem. Ecosystem-wide processes: means the The suite of naturally occurring physical and geologic processes of erosion, transport, and deposition; and specific chemical processes that shape landforms within a specific shoreline ecosystem and determine both the types of habitat and the associated ecological functions.	Compliant: Minor non-substantive amendment requested by the City.	
B	MICC 19.16.010 "F"	Definitions	Finger Pier: An extension from a dock used to create moorage slips. ... Floating Home: means a single-family dwelling unit constructed on a float, which is moored, anchored or otherwise secured in waters.	Compliant: The "Finger Pier" definition is not required by the State and therefore is subject to the City's discretion. The changes to the "Floating Home" definition are not substantive	
C	MICC 19.16.010 "M"	Definitions	Marina: A commercial basin providing rental or sale of docks, watercraft, moorage, and/or supplies. Casual single-family renting of moorage is excluded from this definition.	Compliant: Same rationale as item #2.	
D	MICC 19.16.010 "O"	Definitions	Ordinary High Water Mark (OHWM): The point on the shore that will be found by examining the bed and banks and ascertaining where the presence and action of waters are so common and usual, and so long continued in all ordinary years, as to mark upon the soil a character distinct from that of the abutting upland, in respect to vegetation as that condition exists on June 1, 1971, as it may naturally change thereafter in accordance with permits issued by a local government or the department of ecology; provided, that in any area where the OHWM cannot be found, the OHWM adjoining fresh water shall be the line of mean high water, or as amended by the State. <u>To determine OHWM for a shoreline armoring project, a site-specific determination by a qualified professional is required. For Lake Washington determination of OHWM for measuring building setbacks, the OHWM corresponds with a lake elevation of 28-67 feet above sea level, based on the National Geodetic Vertical Datum of 1929 (NGVD-29). Alternatively, the identical OHWM corresponds with a lake elevation of 25-1018.6 feet above sea level, when based on North American Vertical Datum of 1988 (NAVD 88).</u>	Compliant: The City's request to provide additional details describing how the Ordinary High Water Mark will be determined when administering armoring or building setback requirements is within their local authority.	
E	MICC 19.16.010 "R"	Definitions	Restoration of ecological functions (SMP): means t The reestablishment or upgrading of impaired ecological shoreline processes or functions. This may be accomplished through measures including but not limited to re-vegetation, removal of intrusive shoreline structures and removal or treatment of toxic materials. Restoration does not imply a requirement for returning the shoreline area to aboriginal or pre-European settlement conditions.	Compliant: Same rationale as item #1.	
F	MICC 19.15.020 G	Permit Review Procedures – Decision Criteria	G- Decision Criteria: Decisions shall be based on the criteria specified in the Mercer Island City Code for the specific action. A reference to the code sections that set out the criteria and standards for decisions appears in MICC 19.15.010(E). For those actions that do not otherwise have criteria specified in other sections of the code, the following are the required criteria for decision.	Compliant: The City requests that this provision be removed from the approved version of the SMP. This section was included by the City in the initial draft of the updated SMP solely for context. The provision is not necessary to satisfy a SMP-Guideline requirement and therefore can be removed from the SMP Ordinance without affecting Ecology's decision.	

ITEM		SMP PROVISION	TOPIC	BILL FORMAT CHANGES [<u>underline</u> -additions; strikethrough -deletions]	ECOLOGY - DISCUSSION/RATIONALE
G	MICC 19.15.020 G.5	Permit Review Procedures – Deviation Criteria		<p>5. Deviation.</p> <p>a. No use deviation shall be allowed;</p> <p>b. The granting of the deviation will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which the property is situated;</p> <p>c. The granting of the deviation will not alter the character of the neighborhood, nor impair the appropriate use or development of adjacent property; and</p> <p>d. The deviation is consistent with the policies and provisions of the comprehensive plan and the development code.</p>	<p>Compliant: Same rationale as above.</p>
H	MICC 19.15.010 (E)	General Procedures – Administrative Actions		<p>Section 5. Amendments to Chapter 19.15.010 MICC, General Procedures. <u>MICC 19.15.010 “General Procedures” is hereby amended as follows:</u></p> <p>19.15.010-Permit-review-procedures.</p> <p>[Note: See provisions from 19.15.010 below that will continue to be part of the City’s development code, but are not considered part of the updated SMP]</p>	<p>Compliant: The City requests removal of MICC 19.15.010 (E) from inclusion in the state approved SMP. The summary table describes the City’s administration of their integrated development code, which may change over time and should not trigger a formal amendment to the approved SMP. These administrative details are within the City’s local discretion and do not appear to conflict with any shoreline management requirements under RCW 90.58, WAC 173-26, or WAC 173-27. The approved version of the SMP does include administrative procedures in Chapter 19.15.020 MICC.</p>

19.15.010 General procedures.

... E. Summary of Actions and Authorities. The following is a nonexclusive list of the actions that the city may take under the development code, the criteria upon which those decisions are to be based, and which boards, commissions, elected officials, or city staff have authority to make the decisions and to hear appeals of those decisions.

ACTION	DECISION AUTHORITY	CRITERIA	APPEAL AUTHORITY
Ministerial Actions			
Right-of-Way Permit	City engineer	Chapter 19.09 MICC	Hearing examiner
Home Business Permit	Code official	MICC 19.02.010	Hearing examiner
Special Needs Group Housing Safety Determination	Police chief	MICC 19.06.080(A)	Hearing examiner
Lot Line Adjustment Permit	Code official	Chapter 19.08 MICC	Hearing examiner
Design Review – Minor Exterior Modification Outside Town Center	Code official	MICC 19.15.040, Chapters 19.11 and 19.12 MICC	Design commission

<i>Design Review – Minor Exterior Modification in Town Center with a Construction Valuation (as defined by MICC 17.14.010) Less Than \$100,000</i>	Code official	Chapters 19.11 and 19.12 MICC, MICC 19.15.040	Design commission
<i>Design Review – Minor Exterior Modification in Town Center with a Construction Valuation (as defined by MICC 17.14.010) \$100,000 or Greater</i>	Design commission	Chapters 19.11 and 19.12 MICC, MICC 19.15.040	Hearing examiner
<i>Final Short Plat Approval</i>	Code official	Chapter 19.08 MICC	Planning commission
<i>Seasonal Development Limitation Waiver</i>	Building official or city arborist	MICC 19.10.030, 19.07.060(D)(4)	Building board of appeals
<i>Development Code Interpretations</i>	Code official	MICC 19.15.020(L)	Planning commission
<i>Shoreline Exemption</i>	Code official	MICC 19.07.110 and 19.15.020(G)(6)(c)(i)	Hearing examiner ¹
Administrative Actions			
<i>Accessory Dwelling Unit Permit</i>	Code official	MICC 19.02.030	Hearing examiner
<i>Preliminary Short Plat</i>	Code official	Chapter 19.08 MICC	Planning commission
<i>Deviation</i>	Code official	MICC 19.15.020(G), 19.01.070, 19.02.050(F), 19.02.020(C)(4) and (D)(3)	Planning commission
<i>Critical Areas Determination</i>	Code official	Chapter 19.07 MICC	Planning commission
<i>Shoreline – Substantial Development Permit</i>	Code official	MICC 19.07.110 and 19.15.020(G)(6)	Shoreline hearings board
<i>SEPA Threshold Determination</i>	Code official	MICC 19.07.120	Planning commission
<i>Short Plat Alteration and Vacations</i>	Code official	MICC 19.08.010(G)	Hearing examiner
<i>Long Plat Alteration and Vacations</i>	City council via planning commission	MICC 19.08.010(F)	Superior court
<i>Temporary Encampment</i>	Code official	MICC 19.06.090	Superior court
<i>Wireless Communications Facility</i>	Code official	MICC 19.06.040	Hearing examiner
<i>Wireless Communications Facility Height Variance</i>	Code official	MICC 19.01.070, 19.06.040(H) and 19.15.020(G)	Hearing examiner
<i>Minimum Parking Requirement Variances for MF, PBZ, C-O, B and P Zones</i>	Code official via design commission and city engineer	MICC 19.01.070, 19.03.020(B)(4), 19.04.040(B)(9), 19.05.020(B)(9) and 19.15.020(G)	Hearing examiner
Discretionary Actions			
<i>Conditional Use Permit</i>	Planning commission	MICC 19.11.130(B), 19.15.020(G)	Hearing examiner
<i>Reclassification (Rezone)</i>	City council via planning commission ²	MICC 19.15.020(G)	Superior court
<i>Design Review – Major New Construction</i>	Design commission	MICC 19.15.040, Chapters 19.11 and 19.12 MICC	Hearing examiner
<i>Preliminary Long Plat Approval</i>	City council via planning commission ²	Chapter 19.08 MICC	Superior court

Final Long Plat Approval	City council via code official	Chapter 19.08 MICC	Superior court
Variance	Hearing examiner	MICC 19.15.020(G), 19.01.070	Planning commission
Variance from Short Plat Acreage Limitation	Planning commission	MICC 19.08.020	City council
Critical Areas Reasonable Use Exception	Hearing examiner	MICC 19.07.030(B)	Superior court
Street Vacation	City council via planning commission ²	MICC 19.09.070	Superior court
Shoreline Conditional Use Permit	Code Official and Department of Ecology ³	MICC 19.15.020(G)(6)	State Shorelines Hearings Board
Shoreline Variance	Code Official and Department of Ecology ³	MICC 19.15.020(G)(6)	State Shorelines Hearings Board
Impervious Surface Variance	Hearing examiner	MICC 19.02.020(D)(4)	Superior court
Legislative Actions			
Code Amendment	City council via planning commission ²	MICC 19.15.020(G)	Growth management hearings board
Comprehensive Plan Amendment	City council via planning commission ²	MICC 19.15.020(G)	Growth management hearings board
¹ Final rulings granting or denying an exemption under MICC 19.15.020(G)(6) are not appealable to the shoreline hearings board (SHB No. 98-60).			
² The original action is by the planning commission which holds a public hearing and makes recommendations to the city council which holds a public meeting and makes the final decision.			
³ Must be approved by the City of Mercer Island prior to review by DOE per WAC 173-27-200 and RCW 90.58.140(10).			

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Item	Comment Topic or Section Number (cite)	Name of Commenter	Specific Comment	Local Government Response
1.a	Table B. Shoreland Uses Waterward of the OHWM	Rita A. Moore	New covered moorage should be prohibited. Old covered moorage structures should be required to be removed when they need major repairs or within 25 years of the SMP	Thank you for your suggested revision. The issue of covered moorage was reviewed and discussed by the Planning Commission and City Council during development of the SMP. The proposed regulations permit covered moorage and allow for existing covered moorage to be maintained. Restrictions on size, location, and height have been implemented. Covered moorage is also required to be open-sided and have a translucent canopy. These restrictions minimize impact. Shoreline vegetation installation is required for new and expanded moorage facilities in order to offset new impacts.
AB 5045 Exhibit 3 1.b	Table C-Requirements for Development Located Landward from the OHWM	Rita A. Moore	Setback requirements should be a minimum of 50 ft. If a wetland or watercourse is adjacent to the shoreline, the buffer requirements for the wetland or watercourse shall supersede any shoreline buffer requirements.	Thank you for your suggested revision. The Planning Commission and City Council have reviewed and discussed the impacts of development to the existing shoreline condition, and have developed regulations that require a setback system, restricting development within 50 feet from the shoreline; within the first 25 feet, no structures are permitted and impervious surface is limited to 10 percent; within 25-50 feet impervious surface is limited to 30%. These standards, along with other regulations for development, meet the no net loss objective of the state guidelines, as demonstrated in the Cumulative Impacts Analysis.
1.c	Page 9. Plan View (A)	Rita A. Moore	Modify diagram to reflect changes above	Thank you for your suggested revision. Please see 1.b above.
1.d	2. Bulkheads and Shoreline Stabilization Structures	Rita A. Moore	Add v to 2.a: When structures require replacement, Western Washington lowland native plants shall be planted landward of the structure within a 25' native plant buffer. The plantings should	Thank you for your suggested revisions. The Planning Commission and City Council have reviewed and discussed the impacts of bulkheads to the existing shoreline condition, and have developed regulations according to state guidelines. For new and replacement bulkheads,

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			provide 90% vegetation cover within 5 years of planting. Plant native emergent plants, waterward of the structure, when feasible. Repeat above requirements for 2.b. for new or enlarged structures.	certain conditions apply, including demonstration that the replacement structure should be designed, located, sized, and constructed to assure no net loss of ecological functions.
1.e	2. Bulkheads and shoreline Stabilization Structures	Rita A. Moore	d.ii and f.i. insert "native" between planting and vegetation	Thank you for your suggested revisions. Please see 1.d above.
1.f	Table D. Required for Moorage Facilities (14-17)	Rita A. Moore	Change: Covered moorage is not allowed Delete all references to covered moorage	Thank you for your comment. Please see 1.a above.
1.g	6. Moorage Facilities iii.A Figure C: Vegetation Plan Section 2. Definitions: Native Vegetation	Rita A. Moore	Change to read "within the 50-ft setback, a 25-foot native vegetation area shall be established, landward from the OHWM. Change diagram to reflect above. x. and F. require "native" vegetation Native Vegetation. Change wording to be specific to western Washington.	Thank you for your suggested revisions. The Planning Commission and City Council have reviewed and discussed the impacts of moorage facilities on the existing condition of the shoreline and have developed regulations that demonstrate a no-net loss of ecological functions and values, as detailed in the Cumulative Impacts Analysis and as required by state guidelines.
1.h	Attachment A Exhibit 5 Shoreline Restoration Plan	Rita A. Moore	Exhibit Draft SMP does not meet the Restoration Plan objective to increase quality, width and diversity of native vegetation.	Thank you for your comment. The subject objective is WRIA 8's for Lake Washington. Mercer Island's current SMP does not contain provisions for native vegetation, whereas, the City's proposed SMP contains provisions for native vegetation. These proposed provisions, along with City initiated improvements identified in the Restoration Plan, help to meet WRIA 8's objective for Lake Washington.
1.i	Fertilizers & Pesticides along shoreline	Rita A. Moore	Seattle SMP recommends no pesticide & fertilizers to be applied within from OHWM	Thank you for your comment. In response to an Action Item for the WRIA 8 Final Lake Washington/Cedar/Sammamish Watershed Chinook Salmon Conservation Plan, the City has hosted and will

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				continue host workshops for shoreline property owners to encourage natural yard care and best practices for weed control.
1.j	Larger setback of 35 ft rather than 25 ft	Rita A. Moore	Seattle SMP requires a 35 foot setback. MI could do likewise rather than 25 ft.	Thank you for your comment. The City's Planning Commission and City Council have developed setback standards based on Mercer Island- specific conditions. Please see 1.b above.
2.a	Vegetation Conservation	Tim Trohimovich Futurewise	Inadequate buffer system with 25% of 5 ft of native vegetation and 25% of 20 ft setback required to be planted.	Thank you for your comment. Please see 1.b above.
AB 504 Exhibit 25	Mitigation for building increases	Tim Trohimovich	Threshold of 500 ft to trigger mitigation minimizes protections.	Thank you for your comment. The City's Planning Commission and City Council have reviewed and discussed the impact of development, and developed the 500 sq. ft. threshold at which vegetation is required. With 99% of all residential waterfront lots already developed, the primary activity landward along Mercer Island's shoreline will be the maintenance, repair, alteration and reconstruction of single family homes. We forecast that 140 redevelopment projects will occur over the 20 year planning period, or about 7 projects annually. As discussed in the Cumulative Impacts Analysis, habitat function will increase following the projected reconstruction, using the proposed vegetation standards.
2.c	Mitigation applying only to impervious surface area	Tim Trohimovich	Minimizes accumulated intrusion into buffer area.	Thank you for your comment. Please see 2.b above.
2.d	Lack of protection for existing native vegetation	Tim Trohimovich	Poses increased cumulative impacts to vegetation over time	Thank you for your comment. According to the Shoreline Analysis Report, the majority of the existing shoreline's ecological function is categorized as low, due to much of the shoreline being developed with residential structures, bulkheads, and lawns. There are only 8 vacant buildable lots on Mercer Island, with the majority of projects

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			<p>projected over the 20 year planning period being redevelopment of existing residential properties.</p> <p>Using the Shoreline Analysis report as the base line for measuring no net loss of ecological functions, it is projected that there will be a net gain in ecological functions, due to the implementation of a variety of regulations, including habitat conservation area; impervious surface limitations; tree protection; land development; critical areas; State Environmental Policy Act; storm and surface water; and setbacks. As discussed in the Cumulative Impacts Analysis, habitat function will increase following the projected reconstruction.</p> <p>In addition, the Restoration Plan identifies a number of projects and programs which will contribute to the improvement of impaired shoreline functions, including a number of Capital Improvement Projects for public shoreline areas, such as Luther Burbank Park.</p>
<p>AB 5045 Exhibit 3 Page 37</p>			<p>Thank you for your comment. Please see 1.b.1, and 2.d above.</p>
<p>2.e</p>	<p>Inadequate buffer system</p>	<p>Tim Trohimovich</p>	<p>Increases overall degradation over time</p>
<p>2.f</p>	<p>Mitigation for new moorage</p>	<p>Tim Trohimovich</p>	<p>An improvement but could be larger</p>
<p>2.g</p>	<p>Incorporates inadequate CAO measures</p>	<p>Tim Trohimovich</p>	<p>Wetland & stream buffers should be increased. CAO equivalency does not constitute a finding of compliance with WAC 173-26-191(2)(b)</p>
<p>2.h</p>	<p>Uses and Modifications</p>	<p>Tim Trohimovich</p>	<p>Thank you for your comment. Use limits are identified in Table A and Table B of Exhibit 1. If a use is not listed in the table, it is not permitted within the shorelands. Of the uses of concern that are listed in the comment (government offices and other buildings, churches, public event facilities, and institutional care facilities), only</p>

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	government services and places of worship are permitted within the shorelands. Both of these uses provide for opportunities for substantial numbers of people to enjoy the shorelines of the state, pursuant to RCW 90.58.020. They are also consistent with the City's development code for allowed uses in residential zones.
2.i	Thank you for your comment. After review and discussion regarding hours of public testimony, the City's Planning Commission and City Council have drafted development standards that consider local characteristics.
2.j	Thank you for your comment. WAC 173-27-040(2)(g) provides for single family residences to be exempt from applying for a shoreline substantial development permit. This permit exemption does not relieve an applicant of adhering to development standards, which constitute meeting no net loss.
2.k	Thank you for your comment. 19.07.110(B)(2) states when all individual development standards that apply to a development project are met, there is a rebuttable presumption that the project does not create a net loss. It additionally requires a no net loss plan for variances or conditional use permits.
	The Cumulative Impacts Analysis, as required by the guidelines, demonstrates that the application of the appropriate development regulations meets no net loss. Development is reviewed under a variety of regulations, including habitat conservation area; impervious surface limitations; tree protection; land development; critical areas; State Environmental Policy Act; storm and surface water; setbacks, etc.
	Improved but still minimal standards. Standards need to be specific to Mercer Island.
	Improved but categorical exemption for SFR accessory structures lacks criteria and detail and undermining the achievement of no net loss. Eliminate "categorical exemption".
	Lack of details on net loss of ecological functions and how the losses will be avoided.
	Development Standards
	Review process See table A SFR and accessory structures Section 19.07.110 Table A for SFR structures including accessory uses
	Section 19.07.110(B)(2)) No net loss and mitigation sequencing

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<p>2.i</p> <p>AB 5045 Exhibit 3 Page 39</p>	<p>Moorage & Boating Facilities</p>	<p>Tim Trohimovich</p>	<p>Improvements: boathouses prohibited and mitigation required. Use of term boating Facilities inconsistent with WAC definition.</p>	<p>Thank you for your comment. Policy IV.1 states that new boating facilities should be designed to meet health, safety, and welfare requirements; mitigate aesthetic impacts; minimize impacts to neighboring uses; provide public access; assure no net loss of ecological functions and prevent other significant adverse impacts; and protect the rights of navigation and access to recreational areas.</p> <p>As detailed in the Cumulative Impacts Analysis, 20 new docks are forecast during the 20-year planning period. There are 678 existing residential docks around the island, with a forecast that about 500 docks will be repaired, replaced or reconstructed over the planning period. Many of the existing docks were legally built many years ago and do not conform to the current standards of the State or Federal agencies or to the proposed SMP regulations for size or materials. The repair, replacement or reconstruction of these docks and piers are now subject to regulations of the Washington State Department of Fish and Wildlife, the Washington State Department of Ecology, the U.S Army Corps of Engineers and following adoption, will be subject to the proposed SMP regulations, which contains thresholds for when existing docks must be repaired with more environmentally friendly materials. The Cumulative Impacts Analysis demonstrates how no net loss is met.</p>
<p>2.m</p>	<p>Restoration Planning and Cumulative Impacts</p>	<p>Tim Trohimovich</p>	<p>Given SMP allowance for new impacts, the Restoration Plan will need to compensate for impacts. Restoration Plan no explicit enough to serve this purpose.</p>	<p>Thank you for your comment. The Restoration Plan provides restoration goals and objectives; lists of projects and programs; targets and monitoring methods; and restoration priorities, all which contribute to meeting no net loss.</p> <p>With nearly 10% of Mercer Island's shoreline dedicated to parks and open space, a history of environmental stewardship and investment, and plans for shoreline</p>

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<p>enhancements included in the Mercer Island Park Master Plan, it is expected that significant environmental improvements will be made during the planning period.</p>				
<p>Thank you for your comment. The Planning Commission and City Council have reviewed and discussed regulations related to nonconforming moorage facilities, which allows for legally established nonconforming structures to be maintained, repaired, renovated, remodeled and completely replaced to the extent that non-conformity is not increased. The code requires compliance with material standards, such as grated decking, when more than 50% of the structure's exterior is replaced or reconstructed.</p>	<p>Questions applicability of this measure.</p>	<p>David Douglas Integrity Permitting</p>	<p>Nonconforming structures required to be brought into conformance if 40% of piles replaced or 50% of decking is replaced.</p>	<p>3.a</p>
<p>Thank you for your comment. The Planning Commission and City Council have reviewed and discussed regulations related to moorage facilities. As stated in Mr. Douglas' letter, the Planning Commission's recommendation to the City Council was to make no change to the covered moorage triangle provision in order to better protect views.</p>	<p>Questions applicability of this measure.</p>	<p>David Douglas</p>	<p>Moorage cover triangle changes</p>	<p>3.b 5045 Exhibit 3</p>
<p>Thank you for your comment. The Planning Commission and City Council have discussed and reviewed regulations related to moorage facility setbacks. As stated in Mr. Douglas' letter, the Planning Commission recommended a 50 foot setback for moorage facilities when adjacent to property designated as Urban Park.</p>	<p>Questions applicability of this measure.</p>	<p>David Douglas</p>	<p>50-ft setback for road ends as Urban Parks</p>	<p>3.c</p>
<p>Thank you for your comment. The Planning Commission and City Council have reviewed and discussed the impacts of moorage facilities on the existing condition of the shoreline and have developed regulations that demonstrate a no-net loss of ecological functions and values, as detailed in the Cumulative Impacts Analysis and as required by state guidelines.</p>	<p>States his beliefs on setback and buffers & dock standards.</p>	<p>David Douglas</p>	<p>Setbacks and Vegetated Buffers & Dock Standards</p>	<p>3.d</p>

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<p>4</p>	<p>Vegetation standards Dock standards</p>	<p>Dwight Schaeffer</p>	<p>Questions best available science on dock and vegetation conservation impacts.</p>	<p>Thank you for your comment. Mercer Island City Council passed Resolution 1440, which finds that the Planning Commission conducted extensive review and analysis of the most current, accurate and complete scientific information available in its recommendation to the City Council. Resolution 1440 recognizes that the City Council has carefully considered the information in the record, including the Planning Commission's recommendation. As stated in the guidelines, the less known about existing resources, the more protective shoreline master program provisions should be to avoid unanticipated impacts to shoreline resources. If there is a question about the extent or condition of an existing ecological resource, then the master program provisions shall be sufficient to reasonably assure that the resource is protected in a manner consistent with the policies of these guidelines.</p>
<p>5</p>	<p>Transportation</p>	<p>Ellie Ziegler Sound Transit</p>	<p>Collaborative coordination by the City during SMP development resulted in a balance between light rail, and environmental protection.</p>	<p>Thank you for your comment.</p>
<p>6</p>	<p>Dock Standards</p>	<p>Liz Blaszcak</p>	<p>SMP is complex and difficult to understand. Wants a guarantee she can repair and maintain her dock into perpetuity.</p>	<p>Thank you for your comments. Repair and maintenance provisions are provided in 19.07.110(E)(6)(b). Repair and maintenance would be allowed pursuant to these provisions until such provisions were modified during a future SMP update.</p>

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<p>1. Exhibit 1 Critique on the following sections:</p>	<p>1. Overall adopted SMP is an improvements</p>	<p>1. Thank you for your comments.</p>
<p>2. Page 3, B2 Mitigation Sequencing & predictability</p>	<p>2. Does no net loss standard and mitigation sequencing provide predictable outcome?</p>	<p>2. 19.07.110(B)(2) states that when all individual development standards that apply to a development project are met, there is a rebuttable presumption that the project does not create a net loss. This provides a predictable outcome for applicants.</p>
<p>3. Page 3, B3 Expansion of legal nonconforming</p>	<p>3. A boathouse should not be allowed to expand.</p>	<p>3. Since boathouses would no longer be an allowed use, expansion of non-conforming use is prohibited by 19.07.110(B)(3).</p>
<p>4. Page 4, C2, Table B Boat houses not permitted</p>	<p>4. Boathouses should not be allowed</p>	<p>4. New boathouses are not permitted per 19.07.110(D)(Table B)</p>
<p>5. Page 9,2b add language</p>	<p>5. Add "if done by a licensed, qualified expert,"</p>	<p>5. Thank you for your suggested revision. 19.16.010 defines a geotechnical professional as a practicing geotechnical/civil engineer licensed as a professional civil engineer with the state of Washington, or a licensed engineering geologist with sufficient relevant training and experiences as approved by the City.</p>
<p>6. Page 10, C2 bulkheads parallel to shore</p>	<p>6. In the past state guidelines allow 2 yrs recovery.</p>	<p>6. The subject section was revised to allow for 2 years for recovery.</p>
<p>7. Page 11, E2j Subdivision of 2 or more lots should provide joint-use docks</p>	<p>7. Agree with combined dock facilities, where feasible</p>	<p>7. Thank you for your comment.</p>
<p>8. Page 15 Table D Moorage facility requirements</p>	<p>8. Question why coverings are prohibited in semi-private recreational tracts?</p>	<p>8. The City's PC and Council reviewed and discussed moorage facility standards, which prohibit covered moorage in semi-private recreational tracts.</p>
<p>Exhibit 3 9. Page 5, e.i(E) add ..</p>	<p>9. "Public interest suffers no substantial detrimental effect"</p>	<p>9. For each project requesting a Conditional Use permit, consideration shall be given to the cumulative impact of additional requests for like actions in the area. The total of conditional uses shall also remain consistent with the policies of RCW 90.58.020 and shall not produce substantial adverse effects to the shoreline environment.</p>
<p>10. Page 10 E Development</p>	<p>10. Building official not arborist with decision auth.</p>	<p>10. 19.07.110(E) gives the decision authority for Seasonal Development limitation Waiver to the building official or arborist.</p>

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<p>7.b AB 5045 Exhibit 3 Page 43</p>	<p>Exhibit 4 –m Page 13, Policy 4</p>	<p>Robert W. Thorpe</p>	<p>1. Retain historical references</p>	<p>Thank you for your comments. 1. Historical references are retained in the Policies Prologue.</p>
	<p>1. Pages 1 & 2 retain historical references</p>		<p>2. Retain language on incomplete scientific information relative to Mercer’s development patterns.</p>	<p>2. Language is retained.</p>
	<p>2. Page 2, Paragraph 4 retain language</p>		<p>3. ...”about balancing public interest and private property rights”</p>	<p>3. The balancing of public interest and private property rights is addressed in the Policies Intent.</p>
	<p>3. Page 2, Paragraph 4</p>		<p>4. Publicly owned shoreline areas should have standard setback for public access.</p>	<p>4. Thank you for your comment. The stated goal for public access is to increase the access to and along the Mercer Island Shoreline where appropriate and consistent with public interest, provided public safety, private property rights, and unique or fragile areas are not adversely affected.</p>
	<p>4. Page 5, shoreline modifications</p>		<p>5. Recommend changing “parks” to “recreational tracts.”</p>	<p>5. Thank you for your suggested revision.</p>
	<p>5. Page 6, sub point 5</p>		<p>6. New overwater residential dwellings should not be permitted.</p>	<p>6. Thank you for your suggested revision. Policy IV.3.4 states that new overwater residential dwellings should not be permitted.</p>
	<p>6. Page 12, First paragraph</p>		<p>7. For Mercer Island, change wording to watercourses not streams or creeks.</p>	<p>7. The use of the words streams and creeks is due to their use in the documents referenced in the subject sentence. (Tabor and Plaskowski 2002; Tabor et al. 2004; Tabor et al. 2006).</p>
<p>7. Exhibit 5 - Page 27. 7.5</p>				
<p>8.a</p>	<p>Muckleshoot Tribe requests to receive all application notices</p>	<p>Karen Walter Muckleshoot Tribe</p>		<p>Thank you for your comment. The Muckleshoot Tribe is on the City’s mailing list for notices related to the SMP, as well as the email distribution list for the City’s weekly permit bulletin, which includes all land use Notice of Applications and Notices of Decisions.</p>

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<p>8.b</p>	<p>Pages 2-3, Section 1, 19.07.100(B)(1) & (B)(3)</p>	<p>Karen Walter</p>	<p>25-foot setback with 25% vegetation is inadequate to protect resources.</p>	<p>Thank you for your comment. Please see 1.b above.</p>
<p>8.c AB 5045 Exhibit 3</p>	<p>Page 3 Section 1, 19.07.100C</p>	<p>Karen Walter</p>	<p>Total of 40% impervious surfaces within the first 50 feet from OHWM of Lake Washington is too high.</p>	<p>Thank you for your comment. 19.07.110(E)(1) limits impervious surface within the first 25 feet to 10%, and to 30% within 25 to fifty feet of the OHWM, which would result in a maximum of 20% impervious surface within 50 feet of the OHWM.</p> <p>The Planning Commission and City Council have reviewed and discussed the impacts of impervious surfaces on the existing condition of the shoreline and have developed regulations that demonstrate a no-net loss of ecological functions and values, as detailed in the Cumulative Impacts Analysis and as required by state guidelines.</p>
<p>8.e</p>	<p>Page 9-10, Section 2, 19.07.110(B)(1)</p>	<p>Karen Walter</p>	<p>Should have designation for aquatic area</p>	<p>Thank you for your comment. The City has opted to not include an aquatic designation for areas waterward of the OHWM; rather, the City developed management policies for the Urban Residential and Urban Park Designations that are consistent with the management policies in WAC 173-26-211(5)(C) to ensure protection of aquatic areas.</p>
<p>8.f</p>	<p>Page 12, Section 2, 19.07.110(C)(2)(a)(iii)</p>	<p>Karen Walter</p>	<p>New bulkheads must require that non-bulkhead measures cannot be used. If bulkheads are used, fully mitigate their impacts.</p>	<p>Thank you for your comment. The City's SMP was revised since Ms. Walter's April 28, 2010 letter. Bulkhead standards are contained in 19.07.110(E)(2), which address the concern.</p>

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8.g	Page 12, Section 2, 19.07.110(C)(2)(a)(vi)	Karen Walter	All moorage facilities require SDP	Thank you for your comment. All moorage facilities require a SDP unless exempted under 19.15.020(6)(c)(i), which is consistent with exemptions contained in WAC 173-27-040(2)(h)(ii).
8.h	Page 15, 19.07.110.D, Table A 25' setback	Karen Walter	25' setback- inadequate to protect	Thank you for your comment. Please see 1.b above.
8.i	Page 15, 19.07.110.D, Table A. Maximum Impervious Surface Coverage	Karen Walter	40% impervious surfaces in first 50 ft is too high to achieve	Thank you for your comment. 19.07.110(E)(1) limits impervious surface within the first 25 feet to 10%, and to 30% within 25 to fifty feet of the OHWM, which would result in a maximum of 20% impervious surface within 50 feet of the OHWM. The Planning Commission and City Council have considered the impacts of impervious surfaces on the existing condition of the shoreline and have developed regulations that demonstrate a no-net loss of ecological functions and values, as detailed in the Cumulative Impacts Analysis and as required by state guidelines.
8.j	Page 1, 19.07, 100.D, Square Footage of Piers and Docks	Karen Walter	Maximum square footage of SFR dock should be 480 sq feet	Thank you for your comment. The maximum square footage of a SFR dock is 480 sq feet, unless an applicant meets alternative development standards contained in 19.07.110(6)(c). The Planning Commission and City Council have considered the impacts of docks on the existing condition of the shoreline and have developed regulations that demonstrate a no-net loss of ecological functions and values, as detailed in the Cumulative Impacts Analysis and as required by state guidelines.
8.h	11. Decking	Karen Walter	Decking should include light transmission materials to fullest extent	Thank you for your comment. Per 19.07.110(6)(b)(v), if more than 50% of the structure' decking is replaced, the replacement decking must be fully grated with materials that allow a minimum of 40% light transmittance.

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8.i	12. Personal watercrafts	Karen Walter	Should be located as far waterward as possible	Thank you for your comment. 19.07.110(D)(4) prohibits covered moorages and mooring piles within 30 feet of the OHWM.
8.j	13. Pier and dock lighting should be minimized to fullest extent	Karen Walter	Minimize lighting to avoid illumination of water and providing advantages for juv. Salmon predators.	Thank you for your suggested revision.
8.k	14. Page 22, Section 2, 19.07.110(D)(4)(a) Bulkheads & Shoreline Stabilization	Karen Walter	Replacement of shoreline stabilization should require geotechnical reporting requirements for new structures.	Thank you for your comment. The City's SMP was revised since Ms. Walter's April 28, 2010 letter. Bulkhead standards are contained in 19.07.110(E)(2), which address the concern.
8.l	Pages 23-24, 19.07.110D(5) Utilities	Karen Walter	Shoreline utilities should require fully mitigation for unavoidable impacts.	Thank you for your comment. Per 19.07.110(9)(b), restoration is required.
8.m	Page 25, 19.07.110.D(6), Dredging	Karen Walter	Dredging can eliminate shallow water preferred by juvenile salmon. To be used in very limited instances.	Thank you for your comment. Dredging is permitted per 19.07.110(8), which requires techniques that cause the least possible environmental and aesthetic impacts.
8.n	Exhibit B Pages 6-7 Environment Designations	Karen Walter	Add Aquatic Designation	Thank you for your comment. The City has opted to not include an aquatic designation for areas waterward of the OHWM; rather, the City developed management policies for the Urban Residential and Urban Park Designations that are consistent with the management policies in WAC 173-26-211(5)(C) to ensure protection of aquatic areas.
8.o	Page 8 Urban Residential Designation, Management Policies Policy 4	Karen Walter	Water dependent commercial uses only.	Thank you for your comment. The City's SMP was revised since Ms. Walter's April 28, 2010 letter; the current draft policy states that water dependent uses should be given highest priority, with nonwater oriented uses given lowest priority, which provides for a variety of developments that support opportunities for substantial numbers of people to enjoy the shorelines of the state, pursuant to RCW 90.58.020. Uses are further limited via 19.07.110(D)(Tables A and B)

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8.p	Page 11, Urban Park Designation, Management Policies, Policy 3	Karen Walter	Trails should be far away from shoreline to avoid impacts.	Thank you for your comment. Please see 7.b.4 above.
8.q	Page 13, Public Access Policies, Policies 2 and 6	Karen Walter	Trails should be located as far away from shoreline as possible	Thank you for your comment. Please see 7.b.4 above.
8.r	Page 23, Landfill and Dredging, Policies, Policy 4	Karen Walter	Maintenance dredging should fully mitigate impacts.	Thank you for your comment. Landfill and Dredging Policy # 3 states that mitigation should occur in a manner that assure no net loss of shoreline ecological functions.
8.s	Page 26, Shoreline Stabilization Policies, Policy 1	Karen Walter	Require soft stabilization methods. Limit hard stabilization only when soft doesn't work	Thank you for your comment. Shoreline Stabilization Policy #1 states that soft stabilization measures are preferred over hard structural measures. 19.07.110(E)(2) supports this policy.
8.t	Shoreline Restoration Plan Pages 5, 6, and Table 1	Karen Walter	More information needed on lake filling and stream use by fish. Meaningful funded restoration plan needed.	Thank you for your comment.
8.u	Pages 12-13 Table 1	Karen Walter	Tree retention code needed. Need to educate people about LID techniques and rain gardens.	Thank you for your comment, 19.10 contains tree retention codes. The city actively promotes rain garden and LID education through local news media and support for ongoing workshops.
8.v	Restoration Plan action items	Karen Walter	Should include citizen education on pre-spawning mortality of coho from pesticides and metals in stormwater.	Thank you for your comment. As indicated in the Restoration Plan, public education is listed as a priority.
8.w	Restoration Plan Page 13	Karen Walter	Discuss how City works with owners to control non-native invasive plants.	Thank you for your comment. The City currently implements the 2004 Open Space Vegetation Plan which promotes funding to support eradication and control of invasive and non-native plants.

Attachment D: City of Mercer Island SMP comments received by Ecology

8.x	Page 24 tracking all development activities on regulated shorelines	Karen Walter	Good. This is essential.	Thank you for your comment.
8.y	Shoreline Inventory (June 2009)	Karen Walter	Below comments related to the Shoreline Inventory (June 2009). Steelhead, Chinook, sockeye are not healthy. The Locks are not the only problem for salmon migration. Warm temperatures and low DO are also a problem. Smallmouth bass known to prey upon juvenile salmon. Shoreline hardening reduces fine sediment input and shallow water habitats for juvenile Chinook.	Note: A Final Shoreline Analysis and Inventory Report was submitted to the Department of Ecology for their review on July 27, 2009. No revisions have been requested. Thank you for your comment.
AB 5045 Exhibit 3 8.z	Section 1.4.2 Pages 10,11,12,13,15 continued	Karen Walter	Sockeye, coho, steelhead use different habitat areas from Chinook. Need discussion on culvert and other barriers limiting salmon access to streams. Statements on bass populations should have citations. Need discussion of in-water sewer line and existing floats and boat ramps. Section 2.1.1 Page 15 Table 2 should include SDP for sewer work in 2009.	Thank you for your comment.
8.z.z	Section 2.1.1, Page 16 Section 3.10.3, Page 37	Karen Walter	Number of shoreline permits is not a useful metric. Quantify length of bulkheads, piers and docks for permit years to determine increases. Remove non-native aquatic plants known to increase predation rates or increase water temps.	Thank you for your comment.



**BUSINESS OF THE CITY COUNCIL
CITY OF MERCER ISLAND, WA**

**AB 5042
March 2, 2015
Regular Business**

EAST LINK LIGHT RAIL STATION NAMING	Proposed Council Action: Recommend name for the Mercer Island East Link Light Rail Station.
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DEPARTMENT OF	City Manager (Kirsten Taylor)
COUNCIL LIAISON	n/a
EXHIBITS	1. City of Mercer Island Light Rail Station Name Recommendation 2. Sound Transit 1-8-15 Letter and Summary of Public Feedback
APPROVED BY CITY MANAGER	

AMOUNT OF EXPENDITURE	\$	N/A
AMOUNT BUDGETED	\$	N/A
APPROPRIATION REQUIRED	\$	N/A

SUMMARY

Sound Transit is preparing to finalize permanent station names for all East Link Extension light rail stations. The City of Mercer Island is being asked to submit a name recommendation for the station located on Mercer Island (see Exhibit 1).

All Sound Transit Light Rail stations are given names that fit a set of criteria. The station naming policy says station names will:

- Reflect the nature of the environment: neighborhoods, street names, landmarks, plus geographical locations;
- Be brief and easy to read and remember;
- Comply with federal Americans with Disabilities Act (ADA) guidelines and requirements and be limited to 30 characters;
- Avoid commercial references, because they may change, prove confusing to the public and be costly to change; and
- Avoid similar names or words in existing facility names

Feedback specific to station naming was collected by Sound Transit at two final design open houses, on the East Link website, the Mercer Island Summer Celebration, Mercer Island farmer's market and informational sessions at Tully's and the Mercer Island Community & Event Center. Out of nearly a hundred comments, 80% indicated a preference for "Mercer Island Station". A summary of public feedback received from the Mercer Island community is attached (see Exhibit 2).

RECOMMENDATION

Assistant City Manager

MOVE TO: Recommend the name “Mercer Island Station” to the Sound Transit Board for the East Link Light Rail Station located in the City of Mercer Island.



MERCER ISLAND CITY COUNCIL
CITY OF MERCER ISLAND, WASHINGTON
9611 SE 36th Street | Mercer Island, WA 98040-3732
(206) 275-7600 | www.mercergov.org

March 2, 2015

Dow Constantine, Board Chair
c/o Board Administrator
Sound Transit
401 S. Jackson Street
Seattle, WA 98104

Re: East Link Station Names for Mercer Island Station

Dear Chair Constantine and Members of the Sound Transit Board:

On behalf of the Mercer Island City Council, I would like to thank you for the ongoing partnership between Sound Transit and the City that will bring light rail to Mercer Island by 2023. As Sound Transit considers names for the light rail station in Mercer Island, we wanted to provide you with our recommendation.

The Mercer Island City Council recommends "Mercer Island Station" as the name of the station in Mercer Island.

Thank you for considering the City Council's station naming recommendation. We look forward to working with you as East Link progresses to construction. Please contact Assistant City Manager Kirsten Taylor at 206-275-7661 or kirsten.taylor@mercergov.org if you have any questions or would like additional information.

Sincerely,

Bruce Bassett
Mayor

Cc: Mercer Island City Council



January 8, 2015

Mr. Noel Treat, City Manager
City of Mercer Island
9611 S. E. 36th Street
Mercer Island, WA 98040

Dear Mr. Treat:

The Sound Transit Board of Directors will adopt permanent station names for the East Link Extension in the coming months. This decision will be informed by public feedback received throughout the design process, and the Board action taken will be in accordance with established Sound Transit Policy.

A summary of public feedback received from the Mercer Island community follows. Feedback specific to station naming was collected at two final design open houses, on the East Link website, the Mercer Island Summer Celebration, Mercer Island farmer's market and informational sessions at Tully's and the Mercer Island Community & Event Center.

The East Link project staff is preparing an alignment-wide station naming summary for the Board's consideration. If the City of Mercer Island would like to include a letter with a station naming preference, please submit it to me by January 31, 2015 for inclusion in the summary.

The station naming policy says station names will:

- Reflect the nature of the environment: neighborhoods, street names, landmarks, plus geographical locations
- Be brief and easy to read and remember
- Comply with federal Americans with Disabilities Act (ADA) guidelines and requirements and be limited to 30 characters
- Avoid commercial references, because they may change, prove confusing to the public and be costly to change
- Avoid similar names or words in existing facility names

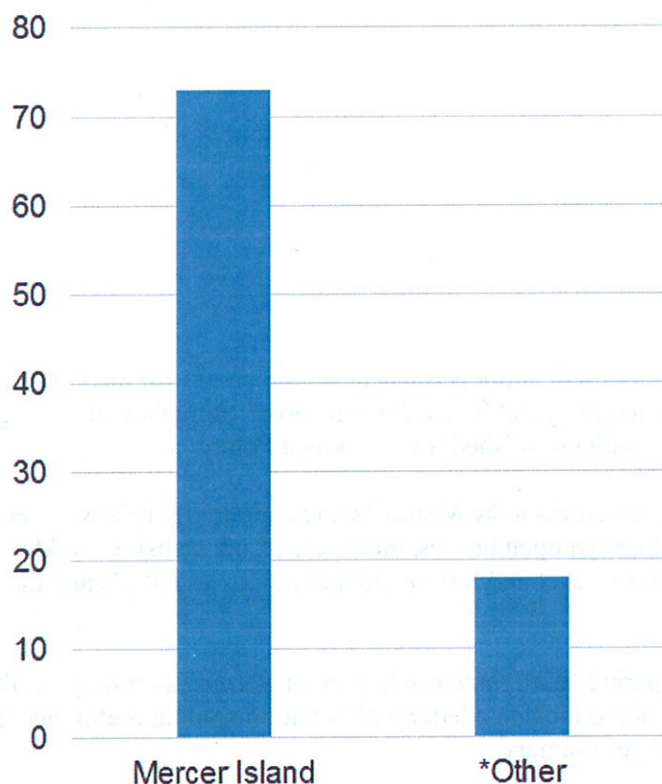
If you have any questions, please contact me at your earliest convenience, 206-370-5695.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Tia Raamot'.

Tia Raamot
East Link I-90 Project Manager

Summary of Public Feedback



*We received many recommendations for the Mercer Island station name that fit the Board Policy requirements. Names included: Roanoke Crossing, Mercer Village, Mercer View, Luther Burbank, Beaumont, Lantern on the Rock, Islander Station, Lake Washington Station.

Key themes from the Mercer Island Outreach Effort

Interest in a name that represents the location of the station and surrounding amenities

- *Shorter is better. "Mercer Island Town Center" is needlessly wordy since there will only ever be one light rail station on Mercer Island.*
- *I think the Town Center designation gives riders the information that they will emerge in a commercial zone at the station location. Useful for those of us who have to make spontaneous decisions when riding.*
- *Since it's the only stop on Mercer Island the name should be simply Mercer Island. If there were more than one stop it would make sense to define where on the island it was.*
- *Keep as Mercer Island to avoid confusion.*
- *Regardless of the chosen name, I think it would be best that the name of the light rail station and the name of the ST bus stop should be the same.*



CITY COUNCIL PLANNING SCHEDULE

All meetings are held in the City Hall Council Chambers unless otherwise noted.
 Special Meetings and Study Sessions begin at 6:00 pm. Regular Meetings begin at 7:00 pm.

MARCH 2 – 6:00 PM		
Item Type	Topic/Presenter	Time
6:00 – 7:00pm <i>MITBD Board Mtg</i>	Mercer Island Transportation Benefit District Board Special Meeting – F. Lake & C. Schuck	60
<i>Consent Calendar</i>	ARCH 2014 Trust Fund Recommendations – A. Van Gorp	--
<i>Consent Calendar</i>	ARCH 2015 Administrative Budget and Work Program – A. Van Gorp	--
<i>Consent Calendar</i>	2012 Island Crest Way Resurfacing Phase 1 Project Close Out – C. Morris	--
<i>Consent Calendar</i>	2014 Arterial and Residential Street Overlays Project Close Out – C. Morris	--
<i>Regular Business</i>	Revision to Shoreline Master Program Update (2nd Reading) – S. Greenberg	30
<i>Regular Business</i>	Public Hearing on Moratorium Regarding Town Center Building Permits – K. Knight	120
<i>Regular Business</i>	East Link Light Rail Station Name Recommendation – K. Taylor	10

MARCH 16 – 6:00 PM		
Item Type	Topic/Presenter	Time
<i>Study Session</i>	Impact Fees and SEPA Mitigation Fees – S. Greenberg	60
<i>Special Business</i>	King County Councilmember Jane Hague Presentation	10
<i>Regular Business</i>	King County Regional 2014 Hazard Mitigation Plan Update – J. Franklin	30
<i>Regular Business</i>	Open Space Plan Ten Year Update – P. West	30
<i>Regular Business</i>	Amendment to Solicitors Ordinance (1 st Reading) – K. Knight	30
<i>Executive Session (after Regular Mtg)</i>	To discuss with legal counsel representing the agency matters relating to agency enforcement actions, or to discuss with legal counsel representing the agency litigation or potential litigation to which the agency, the governing body, or a member acting in an official capacity is, or is likely to become, a party, when public knowledge regarding the discussion is likely to result in an adverse legal or financial consequence to the agency pursuant to RCW 42.30.110(1)(i)	30

MARCH 30		
Item Type	Topic/Presenter	Time
<i>Study Session</i>	Water System Contamination Event Work Plan Update – G. Boettcher & J. Franklin	60
<i>Consent Calendar</i>	Arts Council 2014 Annual Report and 2015 Work Plan – A Britton	--
<i>Regular Business</i>	Community Solar Update – R Freeman	15
<i>Regular Business</i>	Metro Commuter Shuttle Service – K. Taylor	60

APRIL 20		
Item Type	Topic/Presenter	Time
<i>Regular Business</i>	4 th Quarter 2014 Financial Status Report & 2015-2016 Budget Adjustments – C. Corder	45
<i>Regular Business</i>	Selective Service Level Review Proposal – C. Corder	30
<i>Regular Business</i>	Electrical Code Adoption (1st Reading) – D. Cole	30
<i>Executive Session</i>	To discuss with legal counsel representing the agency matters relating to agency enforcement actions, or to discuss with legal counsel representing the agency litigation or potential litigation to which the agency, the governing body, or a member acting in an official capacity is, or is likely to become, a party, when public knowledge regarding the discussion is likely to result in an adverse legal or financial consequence to the agency pursuant to RCW 42.30.110(1)(i)	30

APRIL 30 (THURSDAY) – 5:00-7:00 PM		
	Joint Meeting with the Mercer Island School District Board (Council Chambers)	

MAY 4		
Item Type	Topic/Presenter	Time
<i>Study Session</i>	Cross-Connection Control Program Code Update – F. Lake & C. Schuck	60
<i>Regular Business</i>	Electrical Code Adoption (2nd Reading & Adoption) – D. Cole	30

MAY 18		
Item Type	Topic/Presenter	Time
<i>Regular Business</i>	Cross-Connection Control Program Code Update (1 st Reading) – F. Lake & C. Schuck	30
<i>Regular Business</i>	1 st Quarter 2015 Financial Status Report & 2015-2016 Budget Adjustments – C. Corder	30

JUNE 1		
Item Type	Topic/Presenter	Time
<i>Regular Business</i>	Cross-Connection Control Program Code Update (2 nd Reading) – F. Lake & C. Schuck	15
<i>Regular Business</i>	2014 General Fund & REET Surplus Disposition	30
<i>Regular Business</i>	Public Hearing on Town Center Moratorium	120
<i>Regular Business</i>	Town Center Community Engagement Plan Update – K. Taylor/R. Freeman/S. Greenberg	30

JUNE 15		
Item Type	Topic/Presenter	Time
<i>Regular Business</i>	2014 Mercer Island Dashboard Report – C. Corder	60

JULY 6		
Item Type	Topic/Presenter	Time

JULY 20		
Item Type	Topic/Presenter	Time

AUGUST 2		
Item Type	Topic/Presenter	Time
<i>Regular Business</i>	Public Hearing on Town Center Code Amendments (1 st Reading)	90

AUGUST 17		
Item Type	Topic/Presenter	Time
	<i>Potentially Canceled</i>	

SEPTEMBER 8 (TUESDAY)		
Item Type	Topic/Presenter	Time
<i>Regular Business</i>	2 nd Quarter 2015 Financial Status Report & 2015-2016 Budget Adjustments – C. Corder	30
<i>Regular Business</i>	Public Hearing on Town Center Code Amendments (2 nd Reading)	90

SEPTEMBER 21 – 6:00 PM		
Item Type	Topic/Presenter	Time
<i>Study Session</i>	Reserves 101 – C. Corder	60
<i>Regular Business</i>	6-year Sustainability Plan Placeholder – R Freeman	45

OCTOBER 5		
Item Type	Topic/Presenter	Time

OCTOBER 19		
Item Type	Topic/Presenter	Time
<i>Study Session</i>	Communities That Care & Emergency Management Updates	60

NOVEMBER 2		
Item Type	Topic/Presenter	Time

NOVEMBER 16		
Item Type	Topic/Presenter	Time
<i>Regular Business</i>	Mid-biennial budget review (3 rd Quarter 2015 Financial Status Report, 2015-2016 budget adjustments, 2016 utility rates, and 2016 property tax levy) – C. Corder	45

DECEMBER 7		
Item Type	Topic/Presenter	Time

DECEMBER 21		
Item Type	Topic/Presenter	Time
	<i>Potentially Canceled</i>	

OTHER ITEMS TO BE SCHEDULED:

- Sister City Presentation – K. Taylor
- WRIA 8 Presentation – B. Bassett
- Comcast Franchise – K. Knight
- PSE Electric Franchise – K. Knight
- Zoning Code Amendment by the Planning Commission for Definition of ‘Tract’ – S. Greenberg
- Clarke Beach Conversion Property – P. West/ J. Kintner
- Comprehensive Plan Update—S. Greenberg
- Planning Commission Work Program – S. Greenberg
- Pioneer Park Off Leash Dog Policy – J. Kintner

COUNCILMEMBER ABSENCES:

None