



# TOWN CENTER

## Visioning & Development Code Update

**City of Mercer Island Planning Commission and Design Commission**

### ***PUBLIC HEARING 3***

Wednesday, March 30, 2016  
Lakeridge Elementary School  
8215 SE 78<sup>th</sup> Street, Mercer Island, WA 98040

**Open house:** 6:30 – 7:15 P.M.

*Staff and Commission members will be available to answer questions*

**Display boards will be posted online when they are completed at**

**[www.mercergov.org/towncenter](http://www.mercergov.org/towncenter)**

**Public Hearing:** begins at 7:15 P.M.

*Persons wishing to speak should sign in*

- 1. Welcome and Introductions:** Jon Friedman, Chair, Planning Commission
- 2. Staff Presentation: Draft Comprehensive Plan Policies and Draft Development Code**  
Scott Greenberg, Development Services Director
- 3. Public Hearing Rules:** Jon Friedman
- 4. Public Comment**
- 5. Adjourn**



Last summer, the City released the **Town Center Visioning and Development Code Update Interim Report** to the community, reflecting work to date on the next 20-year vision for the development rules that will apply to the Town Center commercial area. The Planning and Design Commissions are now convening together (known as the "**Joint Commission**") for the next phase of work: recommendations for actual Town Center development code language and directly-related updates to the City's Comprehensive Plan. The Joint Commission has not yet made any final recommendations.

Three **public hearings** are scheduled to solicit feedback on the Town Center vision and development code updates being considered. The first hearing on January 20, focused on four Town Center topics: vision; building heights; building setbacks and massing; and affordable housing. The second hearing on March 9 focused on building heights; building setbacks and massing; façade modulation; building materials and colors; through-block connections; open spaces; and retail frontages. The third and final public hearing, tonight, will cover the draft Comprehensive Plan policies related to the Town Center and the entire draft development code, including building heights, affordable housing and parking. Drafts of the Comprehensive Plan policies and development code will be provided online in advance of the hearing at [www.mercergov.org/TownCenter](http://www.mercergov.org/TownCenter).

Written comments are encouraged, and may be sent to: [TownCenter@mercergov.org](mailto:TownCenter@mercergov.org)

**Timeline:** The Joint Commission was convened in October 2015. The Joint Commission has met twelve times so far, and is scheduled to conclude its work in late April, when its recommendations will be forwarded to the City Council for consideration. The City Council is expected to act on the recommendations in June, 2016.