



TOWN CENTER

Visioning & Development Code Update

City of Mercer Island Planning Commission and Design Commission

Town Center Visioning and Development Code Update Project – Meeting 9

Wednesday, March 2, 2016

Mercer Island City Hall - Council Chambers - 6:00-9:00 P.M.

Times below are approximate and may change

- 6:00 **Welcome / Roll Call**
- 6:05 **ECONorthwest presentation on preliminary assessment of retail and bonus height provisions**
- 7:35 **Break**
- 7:45 **Developer Panel (Attachment 1 – Speaker Bios)**
- 8:45 **Subcommittee Reports**
 - Architectural Standards
 - Communications
- 8:55 **Closing Comments/Next Agenda**

Upcoming Meetings:

<p><u>PUBLIC HEARING (March 9)</u></p> <ul style="list-style-type: none"> •Architectural standards •Streetscapes •Retail •Open space •Bonus height requirements <p><u>Meeting 11 (March 16) STUDY SESSION</u></p> <ul style="list-style-type: none"> •EcoNW summary assessment of different alternative incentive zoning configurations and provide recommendations. •Berk presentation on parking study/draft parking code •Traffic analysis? (KPG) <p><u>Meeting 12 (March 23) STUDY SESSION</u></p> <ul style="list-style-type: none"> •Code Text Amendments 	<p><u>PUBLIC HEARING (March 30)</u></p> <ul style="list-style-type: none"> •Comprehensive Plan policies •Code Text Amendment (including parking) <p><u>Meeting 13 (April 6) STUDY SESSION (if needed)</u></p> <p><u>Meeting 14 (April 20) STUDY SESSION</u></p> <ul style="list-style-type: none"> •Discussion of public comments •Comprehensive Plan policies-discussion/possible recommendation to City Council •Code Text Amendment-discussion/possible recommendation to City Council <p><u>Meeting 15 (April 27) STUDY SESSION (if needed)</u></p> <ul style="list-style-type: none"> •Comprehensive Plan policies-recommendation to City Council •Code Text Amendment-recommendation to City Council
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Attachment 1

Developer Panel Speakers

Kim Faust, MainStreet Property Group

As Senior Vice President of Development, Kim is responsible for overseeing all of the firm's development and construction activities across the Puget Sound Region. Kim leads a development pipeline of more than \$300 million in development and construction for mixed-use, multifamily and commercial projects ranging from 100 units to more than 300 units plus commercial office and retail spaces. Prior to joining MainStreet, Kim closed more than \$250 million in equity financing with development partners for all types of real estate development and construction projects over the past 15 years.

Trent Mummery, The Metropolitan Companies

As President and CEO, Trent specializes in real estate project and construction management. He has over twenty-five years of experience in the construction industry, and has been intimately involved in overseeing the development of over \$470 million in real estate projects. Recent multifamily and mixed used projects have ranged from 45 to 129 units, plus retail spaces. Prior to forming The Metropolitan Companies, Trent was the managing principal of TGM Management LLC. There he managed the development of a 700-acre master planned golf course community, the renovation of a mixed-use 235-unit condominium conversion and the construction of a new 66-unit apartment building.

Curt Pryde, Pryde + Johnson (invited)

Pryde+Johnson is a second-generation privately owned developer and builder with more than 25 years of experience in the Seattle market. The Pryde + Johnson's team has extensive experience in multifamily developments, including over 21 apartment communities and condominium projects. Pryde+Johnson specializes in acquisition, design, entitlement and construction of high quality, transit-oriented, mixed use urban infill multifamily projects. With a core value of building and owning sustainable communities in dynamic Seattle neighborhoods, the company has been a leader and at the forefront of LEED (Leadership in Energy and Environmental Design) architecture and innovative environmental solutions for high density urban environments. Pryde+Johnson is committed to the renewal of quality, healthy and vibrant urban communities that honor the places, the history and the people in the neighborhoods in which they build.