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, February 24, 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   **Approval of Minutes: Jan. 27, 2016 and Feb. 3, 2016 (Attachments 1 & 2)**

6:10   **Written comments submitted after Meeting 8 (Attachment 3)**

6:15   **ECONorthwest presentation on framework for retail and bonus height provisions**

7:15   **Break**

7:25   **Tovar/MAKERS presentation on building heights and stepbacks, architectural standards, landscaping standards, retail standards and streetscapes**

8:25   **Discussion of concepts for March 9 Public Hearing (Attachment 4)**

8:45   **Subcommittee Reports**

- Architectural Standards
- Communications

8:55   **Closing Comments/Next Agenda**

Upcoming Meetings:

Meeting 10 (March 2) STUDY SESSION •EcoNW presentation on preliminary "base case" assessment of bonus height provisions •Discussion of materials/presentations for March 9 public hearing •Developer Panel PUBLIC HEARING (March 9) •Architectural standards •Streetscapes •Retail •Open space •Bonus height requirements Meeting 11 (March 16) STUDY SESSION •EcoNW summary assessment of different alternative incentive zoning configurations and provide recommendations. •Berk presentation on parking study/draft parking code •Traffic analysis? (KPG)	Meeting 12 (March 23) STUDY SESSION •Code Text Amendments PUBLIC HEARING (March 30) •Comprehensive Plan policies •Code Text Amendment (including parking) Meeting 13 (April 6) STUDY SESSION (if needed) Meeting 14 (April 20) STUDY SESSION •Discussion of public comments •Comprehensive Plan policies-discussion/possible recommendation to City Council •Code Text Amendment-discussion/possible recommendation to City Council Meeting 15 (April 27) STUDY SESSION (if needed) •Comprehensive Plan policies-recommendation to City Council •Code Text Amendment-recommendation to City Council