



# TOWN CENTER

## Visioning & Development Code Update

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

### ***PUBLIC HEARING 1***

Wednesday, January 20, 2016  
West Mercer Elementary School  
4141 81st Ave SE, Mercer Island, WA 98040

**Open house:** 6:30 – 7:00 P.M.

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

**Public Hearing:** begins at 7:00 P.M.

*Persons wishing to speak should sign in*

- 1. Welcome and Introductions** Jon Friedman, Chair, Planning Commission
- 2. Staff Presentation: Concepts Under Consideration by Joint Commission** Scott Greenberg, Development Services Director
  - Process Overview
  - Vision
  - Building Heights
  - Affordable Housing
  - Building setbacks and massing
- 3. Public Hearing Rules** Jon Friedman
- 4. Public Comment**
- 5. Adjourn**

### **Future Public Hearings** (Wednesdays 7-9pm)

- March 9 (*West Mercer Elementary*)
- March 30 (*location TBD*)



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, tonight, is focused on four Town Center topics: vision; building heights; building setbacks and massing; and affordable housing. Future Joint Commission public hearings are scheduled for **March 9** and **March 30**. They will focus on additional topics, including: streetscapes, retail, incentives, architectural standards, parking and open space.

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 six times so far, and is scheduled to conclude its work in 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.