



# TOWN CENTER

## Visioning & Development Code Update

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

*Town Center Visioning and Development Code Update Project –  
Meeting 4*

**Wednesday, December 2, 2015**

Mercer Island City Hall - Council Chambers

6:00-9:00 P.M.

Times below are approximate and may change

6:00 **Welcome / Today's Agenda**

*(note: meeting summary from November 21 will be available for review/approval on 12/16)*

6:05 **Written comments submitted after Meeting 3 (Attachment 1)**

6:10 **Information requests list from Meeting 3 (Attachment 2)**

6:15 **Discussion: Town Center Incentives Program (Attachments 3 and 6)**

- Introduction of “template” for presenting information sets
- Introduction of the proposed incentives program: what it is intended to accomplish, flexibility versus clarity balance
- Questions?
- Requested feedback from Joint Commission today:
  - Do the items listed as incentives make sense to you? Are there any additional items to add? To remove?
  - Does the proposed prioritization make sense to you?
  - Suggestions for improvement/revision/alternatives to consider
  - Suggestions for scope of consultant work, input from expert panels
    - Non-invested developers
    - Developers with interests on Mercer Island

7:15 Break

7:30 **Discussion: Open Space (Attachments 4 and 6)**

- Introduction of proposed policies and code language related to open space
- Commission questions, feedback, direction

8:15 **Discussion and Direction: Sub-areas and Building Heights (Attachment 5 and 6)**

- Review of alternative height/subarea maps; direction and questions to staff

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

**Upcoming Meetings:**

December 16 (6:00-9:00 pm)--Joint Commission Meeting #5: Incentives Program follow-up and direction to consultant, Street Standards, Land Uses/Retail Frontage, Recap 2014 Traffic Study (prepared for Comprehensive Plan)

January 6 (6:00-9:00 pm)--Joint Commission Meeting #6: Review of input from vision communication, follow-up and direction on Street Standards and Land Uses/Retail Frontage, follow-up and direction on architectural building design standards

Future Joint Commission Meetings

(Wednesdays 6 – 9pm, Council Chambers)

- January 27
- February 3
- February 24
- March 2
- March 16
- April 20

Public Hearings

(Wednesdays 7-9pm, location TBD)

- January 20
- March 9
- March 30