



# TOWN CENTER

## Visioning & Development Code Update

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

### ***PUBLIC HEARING 2***

Wednesday, March 9, 2016

West Mercer Elementary School

4141 81st Ave SE, 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: Concepts Under Consideration by Joint Commission:**

Scott Greenberg, Development Services Director

- Process Overview
- Building Heights
- Architectural Standards
- Upper Floor Stepbacks
- Through Block Connections
- Open Space
- Sustainability/Landscape Elements
- Retail Frontages

**3. Public Hearing Rules:** Jon Friedman

**4. Public Comment**

**5. Adjourn**

**Future Public Hearing:** March 30 (*Lakeridge Elementary*) (Open House 6:30 pm, Hearing 7:15)



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, tonight, will cover the topics listed on the page above. The third hearing is scheduled for **March 30** at **Lakeridge Elementary**, with an Open House at 6:30pm and the Public Hearing beginning at 7:15 pm. This last hearing will focus on all topics related to the Town Center, including: streetscapes, bonus height requirements and parking. A draft of the amended development code will be provided online in advance of the last 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 ten 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.