



TOWN CENTER

Visioning & Development Code Update

City of Mercer Island Planning Commission and Design Commission

*Town Center Visioning and Development Code Update Project –
Meeting 5*

Wednesday, December 16, 2015

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 November 21 meeting minutes (Attachment 1)**
Approval of December 2 meeting minutes (Attachment 2)
- 6:10 **Written comments submitted after Meeting 4 (Attachment 3)**
- 6:15 **Information requests list from Meeting 4—No new requests**
- 6:20 **Presentation: Town Center Transportation Analysis**
- 6:50 **Discussion: Street Standards (Attachments 4 and 6)**
- Introduction of proposed policies, code language and graphics related to street standards
 - Commission questions, feedback
- 7:05 Break
- 7:15 **Discussion: Bonus Height Requirements (formerly Town Center Incentives Program) (Attachment 6)**
- Review of additional details; questions to staff and preliminary direction
 - Affordable housing discussion (Arthur Sullivan, ARCH)
- 8:00 **Discussion: Land Uses and Retail Frontage Requirements (Attachments 5 and 6)**
- Introduction of proposed policies, code language and graphics related to street standards
 - Commission questions, feedback

8:40 Subcommittee Reports

- Architectural Standards
- Best Practices
- Communications

8:55 Closing Comments/Next Agenda

Upcoming Meetings:

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