



PLANNING COMMISSION REGULAR MEETING AGENDA

Wednesday, June 20, 2018
Mercer Island City Hall

CALL TO ORDER & ROLL CALL

6:00 PM

SPECIAL BUSINESS

Agenda Item #1: Election of Chair and Vice-Chair

Election of Planning Commission Chair and Vice-Chair.

Agenda Item #2: Assistant to the City Manager / City Clerk Briefing

Planning Commission Minutes

MINUTES

June 20, 2018

APPEARANCES

This is the time set aside for members of the public to speak to the Commission about issues of concern. If you wish to speak, please consider the following points:

- Speak audibly into the podium microphone
- State your name and address for the record
- Limit your comments to three minutes

*The Commission may limit the number of speakers and modify the time allotted.
Total time for appearances: 15 minutes*

REGULAR BUSINESS

Agenda Item #3: CPA17-002 – SJCC / FASPS / Herzl-Ner Tamid

Third meeting to review proposed amendments to the Comprehensive Plan (No. 8) and Code and debrief on the community meetings hosted by the SJCC / FASPS / Herzl-Ner Tamid.

Agenda Item #4: CPA18-002 / ZTR18-005 – Town Center Commuter Parking

Second meeting to discuss the Comprehensive Plan Amendment and Rezone for the “Parcel 12 / WSDOT” property, for commuter parking in Town Center.

Agenda Item #5: CPA17-002 – Critical Areas Comprehensive Plan Amendment

Discuss proposed comprehensive plan amendments related to the Critical Areas code update (No. 7).

Agenda Item #6: CPA17-002 – Draft Comprehensive Plan Amendments

High-level review of the currently proposed 2018 comprehensive plan amendments No. 1-2, 3-6, 9-14.

OTHER BUSINESS

Planned Absences for Future Meetings

Next Regularly Scheduled Meeting: August 1, 2018 at 6:00PM

PLANNING COMMISSIONERS

Carolyn Boatsman

Tiffin Goodman, Vice-Chair

Daniel Hubbell, Chair

Jennifer Mechem

Lucia Pirzio-Biroli

Craig Reynolds

Ted Weinberg

PHONE: 206-275-7729
WEB: www.mercergov.org

ADJOURN

AGENDA TIMES ARE APPROXIMATE

CITY COUNCIL CHAMBERS - MERCER ISLAND CITY HALL
9611 SE 36TH STREET; MERCER ISLAND, WA 98040



PLANNING COMMISSION MEETING MINUTES JUNE 20, 2018

CALL TO ORDER:

The Planning Commission was called to order by Vice-Chair Tiffin Goodman at 6:04 PM in the Council Chambers at 9611 SE 36th Street, Mercer Island, Washington.

ROLL CALL:

Vice Chair Tiffin Goodman, Commissioners Ted Weinberg, Bryan Cairns, Carolyn Boatsman, Lucia Pirzio-Biroli and Jennifer Mechem were present. Chair Daniel Hubbell was absent.

City staff was represented by Julie Underwood, City Manager, Evan Maxim, Interim Director, Andrea Larson, Administrative Assistant, Alison Van Gorp, Administrative Services Manager, Patrick Yamashita, City Engineer, and Bio Park, Assistant City Attorney.

Commissioner Cairns moved to approve the May 30, 2018 minutes, Commissioner Pirzio-Biroli seconded the motion. The minutes were approved as amended 6-0-0.

Commissioner Cairns moved to approve the June 6, 2018 minutes, Commissioner Weinberg seconded the motion. The minutes were approved as amended 6-0-0.

APPEARANCES:

Suzanne Skone, 2834 60th Avenue SE. Agenda item number 4, supporting development regulatory tools that provide flexibility. Mrs. Skone expressed that people desire smaller homes but indicated that the code does not give alternatives to builders to build smaller homes and optimize profits; community relationships are more important than ever.

John Sinclair, Master Arborist. Thanked the Commission for serving the community. Mr. Sinclair stated that code violations that will occur, people know about it, but don't report it; that as a tree professional Mr. Sinclair is asked to violate the code frequently. Mr. Sinclair stated that from a professional level, there is a lot of non-compliance; need stronger adherence to new tree code.

PUBLIC HEARING

Agenda Item #1: ZTR18-004 – Code Compliance Ordinance

Public hearing for the proposed Code Compliance Ordinance. Alison Van Gorp, Administrative Services Manager, gave a brief presentation on the proposed Code Compliance Ordinance.

Commissioners Pirzio-Biroli, Boatsman and Weinberg asked clarifying questions regarding the proposed ordinance.

John Sinclair clarified his public comment regarding the trees that were damaged at the 4400 block of Forrest Ave. Mr. Sinclair expressed his thoughts regarding tree violations.

Vice-Chair Goodman opened the public hearing.

Commissioner Weinberg asked Mr. Sinclair if he has seen other communities achieve better compliance with different tools.

Mr. Sinclair stated that other communities that have higher financial penalties may achieve higher compliance. Mr. Sinclair encouraged the City to provide education.

Vice-Chair Goodman closed the public hearing.

The Commission discussed the proposed Code Compliance Ordinance.

Commissioner Weinberg moved to recommend to the city council approve the request for an amendment to Mercer island City Code Titles, 1, 8, 15, 17 and 19, as detailed in Attachment 1. Commissioner Pirzio-Biroli seconded the motion.

Commissioner Boatman questioned why all violations are considered nuisances. Commissioner Boatsman indicated that she does not believe that codifying the significance and severity of complaints.

Commissioner Boatsman motioned to amend delete lines 6-9 page 13 of 165. Commission Weinberg seconded the motion.

The Commission discussed the motion. The motion failed 2-4-0.

Commissioner Boatsman indicated that she believed that the code compliance code should contain a timeline for action.

The Commission voted on the recommendation to the City Council to approve the request for an amendment to Mercer island City Code Titles, 1, 8, 15, 17 and 19, as detailed in Attachment 1. The motion passed 5-1-0.

Commissioner Weinberg recommended that we require the city to conduct an assessment of this ordinance in two years' time to reflect this ordinance and affect on the case load and overall effectiveness of the changes to the code.

Commissioner Boatsman recommends that Staff develop a timeline for code compliance and what the citizens can expect.

REGULAR BUSINESS:

Agenda Item #2: CPA18-002 / ZTR18-005 – Town Center Commuter Parking

Evan Maxim, Interim Director, gave a staff presentation introducing to the Comprehensive Plan Amendment and Rezone for the "Parcel 12 / WSDOT" property, for commuter parking in Town Center.

Julie Underwood, City Manager, gave a brief presentation regarding what the City is trying to solve with this Comprehensive Plan Amendment and Rezone.

The Commission discussed the proposed Comprehensive Plan Amendment and Rezone.

The Commission discussed the proposed Transportation Element Comprehensive Plan Amendment.

Commissioner Pirzio-Biroli encourages staff to highly engage the public on the development of this property and to make sure that there is a master plan for this parcel. Commissioner Pirzio-Biroli questioned how the light rail station is going to tie into this and how is the bus turn around going to affect this.

Commissioner Weinberg commented on the distances from the current Park & Ride to both new proposed commuter parking sites, needs to consider how a potential new building would affect the building to the west of the Tully's site.

Commissioner Mechem questioned if using some of WSDOT property would impact the ability to use the parking for citizen only parking. Commissioner Mechem encourages the City to think about ways to have parking available to commuters later in the morning who are not able to get to the parking by 7am.

Commissioner Pizio-Biroli stated that the design of the bus turn around and light rail station should be included on ideas brought to the Commission.

Vice-Chair Goodman stated that staff should think about how a parking lot could be converted in the future, should the need for parking decrease in the future. Vice-Chair Goodman also indicated that staff should make sure that there are other last mile options included.

Commissioner Mechem indicated that if there is any way to get more than 100 parking spaces the City should try to do this.

The Commission recessed at 8:28PM
The Commission reconvened at 8:42PM

Agenda Item #3: CPA18-001 – Transportation Element Comprehensive Plan Amendment

Michael LePham, with KPG, provided a brief staff presentation on the second review of the Transportation Element Comprehensive Plan amendment.

The Commission discussed the Comprehensive Plan amendment.

Commissioner Cairns stated that the strategy listed under Financial Strategies on page 100 of 165 is a statement not a strategy. Clarify statement to list possible funding sources.

Commissioner Weinberg indicated that the City should consider a traffic light at Island Crest Wy and SE 53rd St, due to it being an intersection that has needed it for generations.

Commissioner Pizio-Biroli stated that provided more pedestrian and bicycle improvements would help decrease the number of cars on the road as parents would then feel comfortable with kids walking or biking to school as opposed to driving them to school. Commissioner Pizio-Biroli questioned where do complete streets fit in to this plan and that complete streets should be a goal for the City. Commissioner Pizio-Biroli also indicated that integrated LID strategies in multi-modal plans should also be a goal for the City and that these should be considered for adding to the 2019 docket,

Vice-Chair Goodman indicated that it could be easy to add one or two statements to current plan that would cover the non-motorized items that the Commission is interested in having included in this amendment.

The Commission indicated that it should be considered if there is a way to make goal 12 a part of goal 1.

Commissioner Mechem stated that she would like to add something to the Transportation plan something regarding universal design; addition of goal level language to express a greater emphasis on putting pedestrian infrastructure and universal design.

The Commission reviewed the recommended projects list in the plan.

Agenda Item #4: CPA18-001 – Comprehensive Plan Amendment

Evan Maxim, Interim Director, gave a staff presentation on the draft Comprehensive Plan Amendments supporting the development of regulatory tools that would provide flexibility and facilitate the creation of less expensive housing options.

The Commission discussed the proposed Comprehensive Plan Amendment.

Commissioner Cairns indicated that it is important to keep the statement “through the use of a pilot program” in the policy statement.

OTHER BUSINESS:

No other business.

PLANNED ABSENCES

None

NEXT MEETING:

The next regularly scheduled Planning Commission meeting will be July 18, 2018 at 6:00PM at Mercer Island City Hall.

ADJOURNMENT:

Vice-Chair Tiffin Goodman adjourned the meeting at 10:13PM

DRAFT



DEVELOPMENT SERVICES GROUP

9611 SE 36TH ST., MERCER ISLAND, WA 98040
(206) 275-7605

TO: Planning Commission
FROM: Nicole Gaudette, Senior Planner
DATE: July 18, 2018
RE: CPA17-002 Proposed Comprehensive Plan Amendment

Summary

On June 6, 2018, the planning commission reviewed a draft goal and number of draft policies for the proposed comprehensive plan amendment for a new land use and zoning designation called the Private Community Facilities zone. Staff has incorporated the planning commission's recommendations into the attached draft goal and policies.

Staff is asking for specific feedback at his meeting. Staff would like to know if the recommended changes from the previous planning commission discussion have been accurately captured in the draft goal and policies. Staff is also asking if additional changes should be made to the draft goal and policies as a result of new information that may have been presented at the July 16th meeting hosted by the applicant.

Criteria

As the Commission considers the concept described by the applicant, staff recommends that the Commission keep in mind the criteria for amending a comprehensive plan (MICC 19.15.050), in particular:

- A. What aspects of the proposed Comprehensive Plan amendment address the changing needs of the community on Mercer Island?
- B. What design aspects should the applicant address to ensure that the proposed land use is consistent with adjacent land use and development patterns?
- C. What aspects of the proposed concept will benefit Mercer Island as a community?

Process

A comprehensive plan amendment is a legislative action. The final proposal will be brought to the Planning Commission at a public hearing to obtain comments. Following the close of the hearing, the Planning Commission will deliberate and vote on a recommendation to the City Council who will make the final decision on the proposed amendments.

Recommended Action

Discuss the draft goals and policies of the Comprehensive Plan amendment taking into consideration the presentations by staff and the applicants, and comments received from the public to date. Provide a recommendation to staff regarding which draft goals and policies should be moved forward in the process to be considered for adoption into the Comprehensive Plan, with or without recommended changes.

Exhibits:

- A. Draft Goals and Policies
- B. Draft Mercer Island Land Use Plan map

Draft Goals and Policies for the Proposed Community Facilities Zone

1. Staff suggests adding the following item to the existing list on page 10 of the Land Use chapter of the comprehensive plan.

IV. LAND USE ISSUES

Outside the Town Center

8. The community ~~needs to~~ should accommodate community facilities that support the physical, mental ~~and~~, spiritual, social, and cultural health of Mercer Island.

2. Staff suggests adding at least one, or any number of the following goals and policies, to Section V. LAND USE POLICIES, Outside the Town Center, starting on Page 18 of the Land Use chapter of the comprehensive plan.

Goal:

A Private Community Facilities Zone zoning designation should be added to the City Zoning Code. A Private Community Facilities Zone ~~to~~ could enable the co-location of private community facilities utilizing master planning techniques and accommodating flexible design ~~and dimensional~~ standards, to encourage superior site and building design outcomes.

Policy:

Establish general standards regarding aesthetics, ~~height,~~ and ~~other~~ development standards for community facilities which ensure compatibility of design, construction and scale, and minimize the impact of these facilities on surrounding uses. These standards should consider and mitigate for the sensitivity of adjacent residential uses.

Policy:

Establish land use regulations to address appropriate mitigation of transportation and parking impacts including safety. Nonmotorized solutions should be considered and integrated into circulations plans.

Policy:

~~Establish general standards to ensure that the public is provided with safe and functional community facilities.~~

Policy:

Establish the opportunity to provide for community facility improvements and additions that will further local and regional goals and implement Mercer Island's Comprehensive Plan.

Policy:

~~Residential~~ Housing uses should relate to the mission of and be accessory to the primary facility, including senior housing, affordable housing, workforce housing, and special needs housing, and should be allowed when compatible in the community facilities zone.

Policy:

Community facilities are most appropriately located in the general vicinity of existing community facilities.

Policy:

All activities in the CF zone are subject to design review and supplemental design guidelines may be adopted.

Policy:

All facilities are subject to community design dialogue such as design charettes.

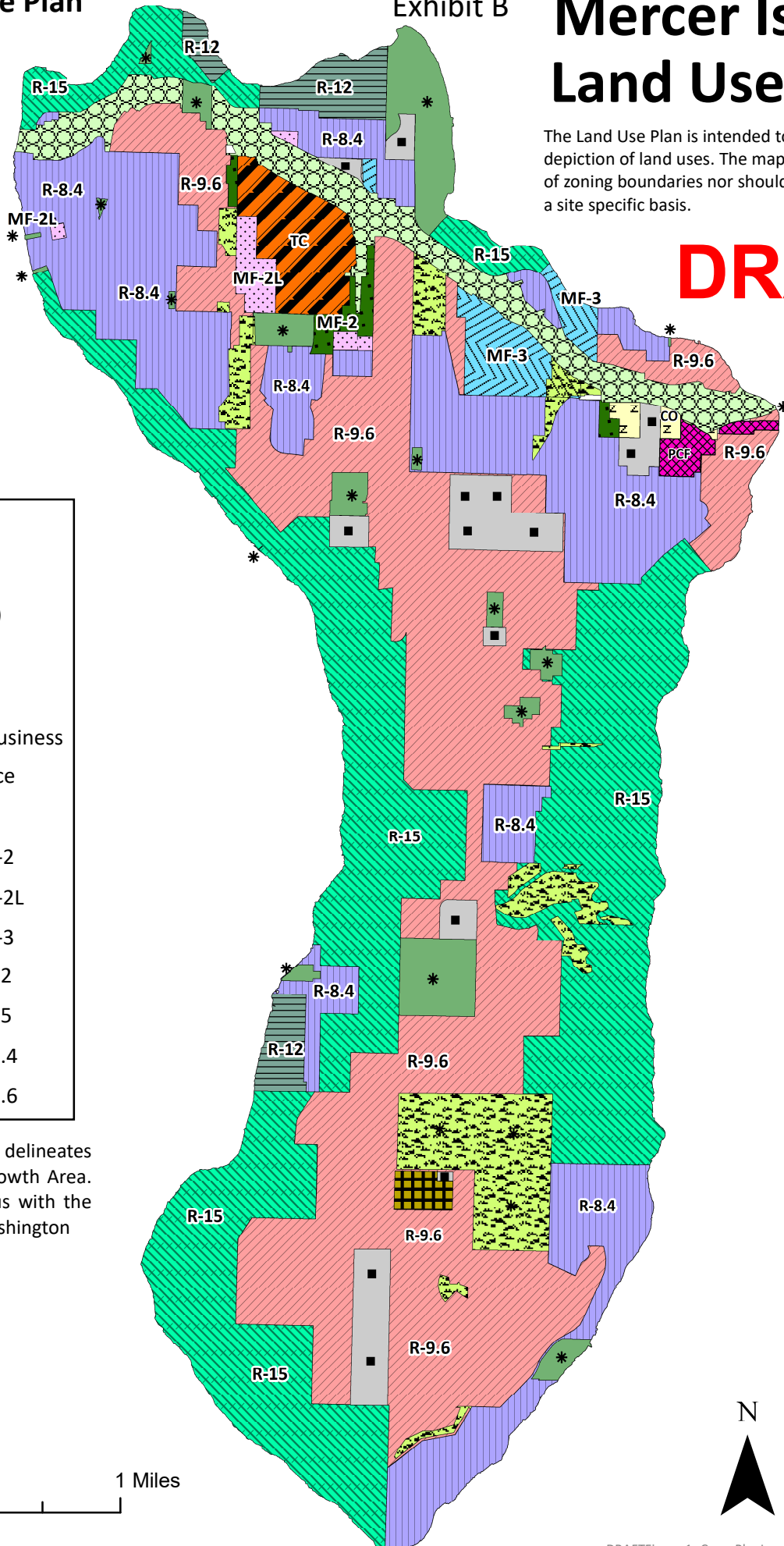
Figure 1- Land Use Plan

Exhibit B

Mercer Island Land Use Plan

The Land Use Plan is intended to be a generalized depiction of land uses. The map is not a description of zoning boundaries nor should it be interpreted on a site specific basis.

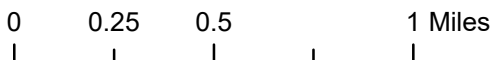
DRAFT



Legend

- Park
- Linear Park (I-90)
- Open Space
- Public Facility
- Neighborhood Business
- Commercial Office
- Town Center
- Multi-Family MF-2
- Multi-Family MF-2L
- Multi-Family MF-3
- Single Family R-12
- Single Family R-15
- Single Family R-8.4
- Single Family R-9.6

The Mercer Island City limits delineates the communities' Urban Growth Area. The City limits are contiguous with the Mercer Island Lake Washington Shoreline.





DEVELOPMENT SERVICES GROUP

9611 SE 36TH ST., MERCER ISLAND, WA 98040
(206) 275-7605

TO: Planning Commission

FROM: Evan Maxim, Interim Director of Development Services

DATE: July 18, 2018

RE: **2018 Comprehensive Plan Amendment and Rezone for “Parcel 12 / WSDOT”**

Background

The City is proposing a Comprehensive Plan amendment and rezone to change both the Comprehensive Plan designation and zoning of City-owned land known as “Parcel 12” and a portion of the adjoining Washington Department of Transportation (WSDOT) property from Public Institution (P) to Town Center (TC). See Attachments A, B, and C.

The Planning Commission reviewed the proposed Comprehensive Plan amendment and rezone on June 20, 2018 and provided recommendations on the eventual development of the site, which are summarized in this memo. Staff is anticipating that the Planning Commission will continue its discussion of the proposed rezone and Comprehensive Plan amendment and will confirm the staff summary of the Planning Commission’s discussion in the “Planning Commission Review”.

The City is continuing to refine the boundaries of the proposed Comprehensive Plan and zoning amendments; Attachment A is a property map that identifies the approximate location of the anticipated changes. In particular, the areas identified as “A1” and “A2” represent the approximate boundaries of the proposed map amendments.

Planning Commission Review:

The Planning Commission discussed the proposed Town Center Commuter Parking amendments at its public meeting on June 20, 2018, and identified several accompanying recommendations to the City Council related to the proposed Comprehensive Plan and zoning amendments:

- A master plan, or similar design approach, is strongly desired to coordinate the integration of the light rail station, the proposed commuter parking, the bus turnaround, and related pedestrian, bicycle, and vehicle improvements.
- Public input and engagement throughout the entire process, including the consultant selection, design, and eventual approval is very important. The City should provide for multiple opportunities for public input and engagement.
- The Planning Commission identified several components of the commuter parking that should be evaluated further:

- Free or reduced cost commuter parking for Mercer Island residents;
- Design aspects related to pedestrian and bike connections and last mile options;
- Parking availability should be predictable (e.g. use of technology to determine availability);
- Limit some of the commuter parking to a portion of the day (e.g. some of the stalls would be limited to 2 or 4 hours);
- Long term use of the commuter parking space if vehicle parking demand decreases; and,
- Other Town Center goals (e.g. affordable housing).

Next Steps

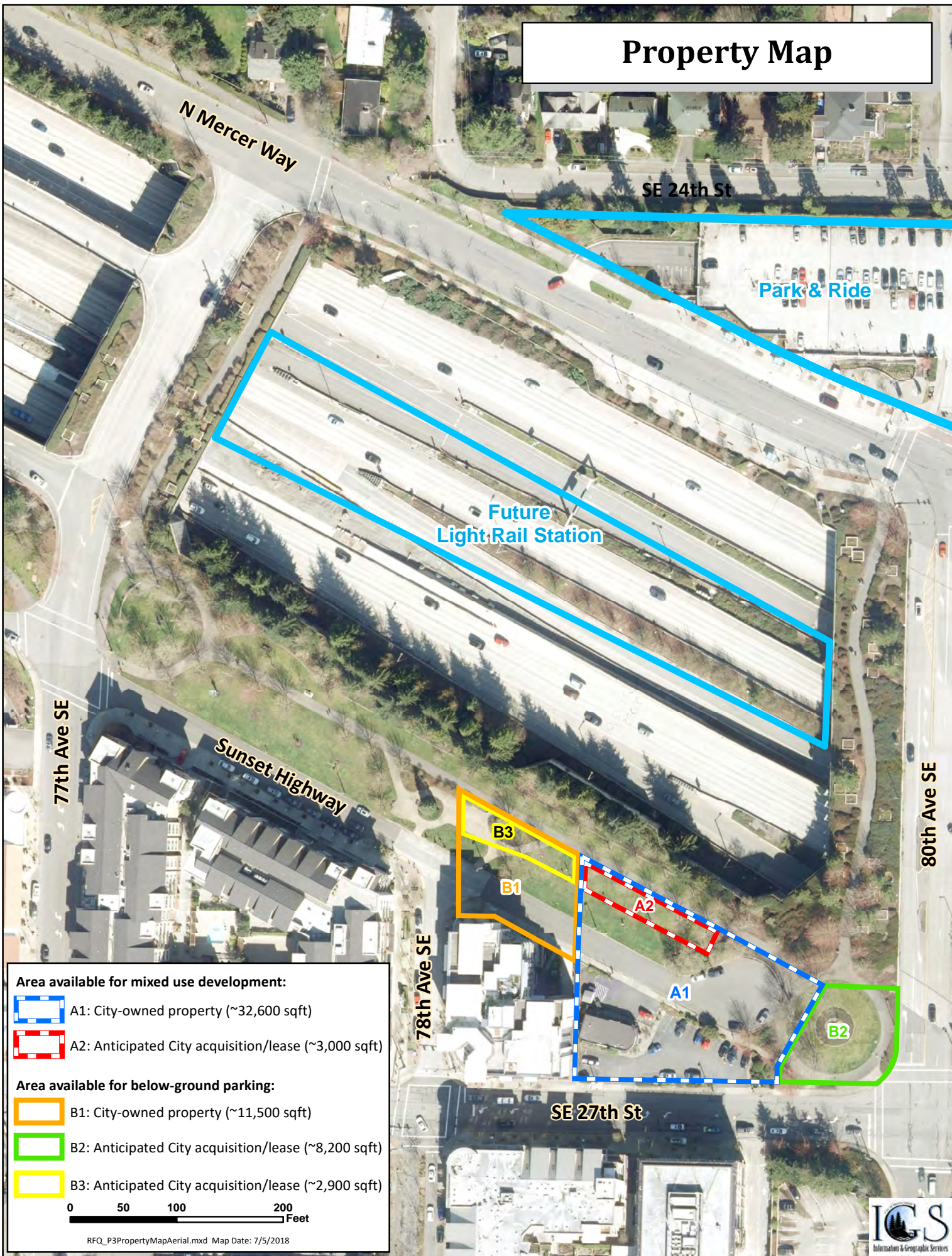
Staff anticipate that public hearing will be opened on August 29, 2018 on the proposed amendments. The community has requested an extension of the public hearing, which will be discussed with the Planning Commission on July 18. Following the close of the public hearing, final review with the Planning Commission is scheduled for September of 2018.

I welcome questions you may have at this stage of the process, as well as items that you would like covered during the July 18 meeting. If you provide questions in advance, staff will attempt to address them at the meeting. I can be reached at evan.maxim@mercergov.org or 206-275-7732.

Attachments:

- A. Property Map

Property Map





DEVELOPMENT SERVICES GROUP

9611 SE 36TH ST., MERCER ISLAND, WA 98040

(206) 275-7605

TO: Planning Commission

FROM: Robin Proebsting, Senior Planner

DATE: July 11, 2018

RE: Critical Areas Code and Shoreline Master Program Updates (ZTR18-002): Recommended Comprehensive Plan Amendment

Summary

At the Planning Commission's June 6, 2018 meeting, staff notified the Commission that a placeholder Comprehensive Plan Amendment had been added this year's docket, providing the opportunity for the Commission to recommend updated comprehensive plan policies pertaining to the Critical Areas Code update if it chose to do so. Based on Planning Commission input at that meeting, staff have developed recommended comprehensive plan policies for the Commission's review. Staff seek to obtain Planning Commission consensus at the July 18, 2018 meeting on which policies should be advanced to the City Council as the Planning Commission's recommended Comprehensive Plan Amendments.

Background

Staff introduced the discussion on comprehensive plan amendments at the Planning Commission's June 6, 2018 meeting, and requested input on 1) whether the Planning Commission would like to suggest comprehensive plan amendments and 2) if so, the policy direction such amendments should describe. In response, commissioners provided two topics on which staff were to draft potential policies: 1) Sustainability and 2) bald eagle protection.

Staff have developed a list of recommended comprehensive plan policies for the Planning Commission's consideration. The policies are designed to provide policy direction not only stating *that* sustainability and bald eagle protection are goals, but to provide policy guidance on *how* these goals might be achieved.

The first topic on which the Planning Commission indicated it would like to add a comprehensive plan amendment was sustainability, defined as "meeting the needs of the present without compromising the ability of future generations to meet their own needs." This language was originally used by the Bruntland Commission, established by the United Nations, in its publication *Our Common Future*. The full definition is:

“Sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs. It contains within it two key concepts:

- *the concept of 'needs', in particular the essential needs of the world's poor, to which overriding priority should be given; and*
- *the idea of limitations imposed by the state of technology and social organization on the environment's ability to meet present and future needs.*

This language is being used in the context of international development and sustainability and would present challenges if made into a City comprehensive plan policy. Taken as policy direction at the local level, it would be difficult to implement or measure progress toward, given the impossibility of knowing the exact relationship between local actions and the extent to which the needs of the world's poor were being met. Additionally, it could create conflicting policy direction with City comprehensive plan policies to keep Mercer Island primarily a community of low-density single-family homes, which, compared with the range of development patterns, is toward the more impactful and less sustainable end.

However, there are best practices and policies that can reduce the impact of development and help it to be more likely to be sustainable. To aim for spirit of the Planning Commission's policy direction while providing policies that are consistent with existing comprehensive plan policies, staff recommend the following policy language:

Adopt land use, stormwater, and building standards that strive to create a sustainable built environment by including standards that promote the following:

- Adding minimal chemical and sedimentary pollution into Lake Washington;*
- No net loss of tree canopy, with the aim of increasing canopy coverage over time;*
- No net loss of fish and wildlife habitat, with the aim of increasing and enhancing habitat over time;*
- Sustainable withdrawal of water;*
- Generating a minimal carbon footprint from buildings, transportation, and other sources of direct or indirect energy use; and*
- Generating minimal waste from business and household operations and construction.*

The second topic the Planning Commission indicated should be addressed in the comprehensive plan was bald eagle protection. Along related lines, the Commission has previously offered the input that policies and codes should protect not only certain species, but wildlife habitat as well. To that end, below are policies that speak to both protecting bald eagles, as well as wildlife habitat more generally.

Note that methods of wildlife species and habitat protection need not be limited to restricting activity where such species or habitat are found. As a complement to the strategy of placing limits on activity in and around wildlife and wildlife habitat, staff recommend that the Planning Commission consider policies that address issues and practices that promote healthy wildlife habitat and lower impacts on

species, such as the following:

- *Strive to protect, restore and enhance those resources that feed and shelter bald eagles, including old-growth trees, snags, and a healthy native fish population.*
- *Strive to protect, restore and enhance those resources that feed and shelter local species of concern, which are to be identified in the City Code.*
- *Look for and use opportunities to create and enhance wildlife corridors that connect fish and wildlife habitat conservation areas.*
- *Explore and, as appropriate, adopt building and zoning standards that support healthy wildlife habitat and reduce impacts to wildlife, including but not limited to the American Bird Conservancy's guidelines on bird-friendly building design and International Dark-Sky Community certification.*
- *The removal of trees should be minimized, and subdivisions and construction projects should be designed to minimize the need for tree removal.*
- *Encourage the maintenance of native vegetation in critical areas and associated buffers.*
- *Encourage the use of alternatives to pesticides, herbicides, and inorganic fertilizers.*
- *Encourage the control invasive plant species such as English ivy, laurel, and holly within the City.*

Next Steps

Please review the policies recommended above. At the July 18, 2018 meeting, staff will look for consensus from the Planning Commission on which policies to include in the Commission's recommendation to the City Council.



DEVELOPMENT SERVICES GROUP

9611 SE 36TH ST., MERCER ISLAND, WA 98040
(206) 275-7605

TO: Planning Commission

FROM: Evan Maxim, Interim Director of Development Services

DATE: July 18, 2018

RE: **2018 Comprehensive Plan Amendments Nos. 1-2, 4-6, and 9-14**

Summary

Starting on January 17, the Planning Commission has reviewed the proposed 2018 Comprehensive Plan amendments over 9 public meetings. The Planning Commission has reviewed each item at least twice, resulting in the draft amendments attached to this memo (Attachment A). A few of the amendments, specifically Nos. 3 (Transportation Level of Service update), 7 (Critical Areas), and 8 (SJCC / FASPS / Herzl-Ner Tamid) are lengthier or will be discussed the evening of July 18.

As the Planning Commission has already engaged in significant review of these amendments, staff does not anticipate that any of the amendments contained within Attachment A require additional discussion or review by the Planning Commission in advance of opening the public hearing on August 29. However, the City normally does not modify the draft amendments between the notice of public hearing and the public hearing (a period of 30 days). A compiled list of all the 2018 Comprehensive Plan amendments will be posted concurrent with the notice of public hearing; consequently, any further amendments to the draft language by the Planning Commission should occur on July 18.

Next Steps

Staff anticipate that public hearing will be opened on August 29, 2018 on all the proposed 2018 Comprehensive Plan amendments. The community has requested an extension of the public hearing, which will be discussed with the Planning Commission on July 18. Following the close of the public hearing, final review with the Planning Commission is scheduled for September of 2018.

I welcome questions you may have at this stage of the process, as well as items that you would like covered during the July 18 meeting. If you provide questions in advance, staff will attempt to address them at the meeting. I can be reached at evan.maxim@mercergov.org or 206-275-7732.

Attachments:

- A. Draft Comprehensive Plan Amendment Nos. 1-2, 4-6, and 9-14

2018 Comprehensive Plan Amendments

Amendment 1 – Land Use Designations

Amend the Land Use Element to add a section entitled Land Use Designations, to read:

Add table to read:

Land Use Designation	Implementing Zoning Designations	Description
Park	P R-8.4 R-9.6 R-12 R-15	The park land use designation represents land within the City that is intended for public use consistent with the adopted Parks and Recreation Plan.
Linear Park (I-90)	P	The linear park (I-90) land use designation primarily contains the Interstate 90 right-of-way. The land use designation is also improved with parks and recreational facilities (e.g. Aubrey Davis park, I-90 Outdoor Sculpture Gallery, etc) adjacent to and on the lid above the Interstate 90 freeway.
Open Space	P R-8.4 R-9.6 R-12 R-15	The open space use designation represents land within the City that should remain as predominantly unimproved open space consistent with the adopted Parks and Recreation Plan.
Commercial Office	CO B	The commercial office land use designation represents commercial areas within Mercer Island, located outside of the Town Center, where the land use will be predominantly commercial office. Complementary land uses (e.g. healthcare uses, schools, places of worship, etc.) are also generally supported within this land use designation.
Neighborhood Business	PBZ	The neighborhood business land use designation represents commercial areas within Mercer Island, located outside of the Town Center, where the land uses will be predominantly a mix of small scale, neighborhood oriented business, office, service, public and residential uses.
Single Family Residential (R)	R-8.4 R-9.6 R-12 R-15	The single family residential land use designation (R) represents areas within Mercer Island where development will be predominantly single family residential neighborhoods. Complementary land uses (e.g. private recreation areas, schools, home businesses, public parks, etc) are generally supported within this land use designation.
Multifamily Residential (MF)	MF-2 MF-2L MF-3	The multifamily residential land use (MF) represents areas within Mercer Island where the land use will be predominantly multifamily residential development. Complementary land uses

		(e.g. private recreation areas, schools, home businesses, public parks, etc) are generally supported within this land use designation.
Town Center (TC)	TC	The Town Center land use designation represents the area where land uses consistent with the small town character and the heart of Mercer Island will be located. This land use designation supports a mix of uses including outdoor pedestrian spaces, residential, retail, commercial, mixed-use and office-oriented businesses.
Public Facility	C-O PI R-8.4 R-9.6 R-15 TC	The public facility land use designation represents land within the City that is intended for public uses, including but not limited to schools, community centers, City Hall, and municipal services.
Private Community Facilities	PCF	The private community facilities use designation represents land within the City that is intended for private community facilities including but not limited to private schools and other educational uses, religious facilities, and non-profit community centers and recreation facilities.

Amendment 2 – CIP

Amend Policy 1.5 of the Capital Facilities Element to read:

1.5 Within the context of a biennial budget, the City shall update the six-year Capital Improvement Plan (CIP). The CIP, as amended biennially, is adopted by reference as Appendix B of this Comprehensive Plan.

Amendment 3 – Transportation Element update

Separate document prepared by City’s consultant KPG.

Amendment 4 – Policy support for Open Space Conservation

Amend the Land Use Element to create a new policy 19.14, which reads:

Support the conservation of private property on Mercer Island through the use of conservation tools and programs including, but not limited to, the King County Public Benefit Rating System and Transfer of Development Right programs.

Amendment 5 – Policy support for the use of Low Impact Development

Amend the Introduction, Section II – Vision Statement Environment of the Comprehensive Plan to read:

Open space (trees and green spaces) preservation continues to be a primary ~~activity tool~~ for attaining the community’s quality-of-life vision. City leaders will continue to search for effective new tools and standards, such as low impact development principles, to protect and enhance the environment.

Amend policy 4.1 of the Utilities Element to read:

4.1 The City shall continue to implement programs and projects designed to meet the goals and requirements of the Action Agenda for Puget Sound Water Quality Management Plan.

Amend the Utilities element to create a new policy 4.4, which reads:

4.4 Incorporate low impact development principles, and any future innovations or technologies that meet or exceed low impact development principles, into new development and redevelopment. Low impact principles, such as retaining native vegetation, minimizing stormwater runoff, bioretention, rain gardens, and permeable pavements should be incorporated into new development or redevelopment where feasible and appropriate.

Amendment 6 – Arts & Cultural

Amend the Introduction, Section II Vision Statement Introduction to read:

...

The following Vision Statement is essentially the compilation of several long standing policies embodied in several existing planning documents including the Land Use Plan, Town Center Plan, and Park and Open Space Plan, and the Comprehensive Arts and Culture Plan. Reexamining these policies implies a reexamination of the City's overall policy base.

This Vision Statement should satisfy (at least) the following three purposes: 1) City Boards, Commissions and Staff will use the Council's explicit guidance in determining the priority and degree of evaluation of existing elements in the City's Growth Management Act Policy & Planning Work Plan; 2) City employees will be guided in the provision of quality municipal services; 3) Most importantly, the Council, its advisory bodies and the community-as-a-whole will proceed with a common understanding of the quality of life values or themes that will shape our community for years to come.

...

Amend the Land Use Element, Section I Introduction to read:

...

Parks, open spaces, educational and recreational opportunities are highly valued and consume a large amount of land. The Island has 472 acres of park and open space lands including small neighborhood parks and trails as well as several larger recreational areas, including Luther Burbank Park and Aubrey Davis Park above the Interstate 90 tunnel. One hundred and fifteen acres of natural-forested land are set aside in Pioneer Park and an additional 150 acres of public open spaces are scattered across the community. There are four elementary schools (one scheduled to open in fall 2016), one middle school and a high school owned and operated by the Mercer Island School District. In addition, there are several private schools at the elementary and secondary education levels.

Arts are integral to Mercer Island’s identity, vitality, heritage, and shared values. The City of Mercer Island is committed to supporting and sustaining rich and diverse cultural and arts experiences and opportunities for the community. In 2019, the City incorporated the Arts and Culture Comprehensive plan as an appendix to the Comprehensive Plan incorporating the goals and policies in the Arts and Culture Comprehensive into the City’s Comprehensive Plan.

The community strongly values environmental protection. As a result, local development regulations have sought to safeguard land, water and the natural environment, balanced with private property rights. To reflect community priorities, development regulations also attempt to balance views and tree conservation.

Amend the Land Use Element to create a new Goal 23, which reads:

Goal 23: Support the arts on Mercer Island.

Amend the Land Use Element to create new policies 23.1, 23.2, 23.3, 23.4, 23.5, 23.6, 23.7, 23.8, 23.9, and 23.10, which read:

23.1 Support implementation of and encourage community involvement in accessible, high quality performing, visual and literary arts programs, projects, and events.

23.2 Provide educational art opportunities through Parks & Recreation curriculum.

23.3 Maintain a citizen Arts Council, which is advisory to the City Council and that spearheads arts programming and partnerships.

23.4 Promote cooperation and local partnerships between the City of Mercer Island and artists, arts providers, nonprofit organizations, and urban designers to help improve the quality of the built environment.

23.5 Coordinate and collaborate with the local school district to broaden accessibility and awareness of local art opportunities.

23.6 Coordinate and collaborate with local, regional, and national art organizations, and through public and private partners to integrate art into the community via permanent installations and special events.

23.7 Assess community art needs through community engagement and public involvement.

23.8 Implement a creative district and accountability strategy to complement and enhance overall city economic development strategy and to foster a thriving creative economy.

23.9 Support efforts to secure space for art, cultural activities, and archival needs by: pursuing the establishment of a community maker space; pursuing opportunities around all-income housing and/or live/work space for artists; pursuing a multidiscipline-oriented community arts facility; and pursuing storage space for historical documentation.

23.10 Maintain a parity of public space for art and cultural activities when existing public art and cultural activity space is modified or eliminated.

Amend the Land Use Element to create a new Goal 24, which reads:

Goal 24: Nurture public art on Mercer Island.

Amend the Land Use Element to create new policies 24.1, 24.2 24.3, 24.4, 24.5, 24.6, and 24.7 which read:

24.1 Encourage diversity in public art.

24.2 Maintain current and encourage new spaces for public art placement.

24.3 Maintain and preserve current collection and encourage the acquisition of additional public art.

24.4 Incorporate public art into capital improvement projects.

24.5 Maintain requirement that at least 1% of qualifying capital improvement projects' costs are set aside for public art acquisition, repair, and maintenance.

24.6 Incorporate public art into and surrounding transportation projects.

24.7 Welcome and support community involvement in public art processes.

Amend the Land Use Element to create a new Goal 25, which reads:

Goal 25: Preserve Mercer Island's Heritage.

Amend the Land Use Element to create new policies 25.1, 25.2, and 25.3 which read:

25.1 Promote awareness and appreciation of Mercer Island's history and historic resources.

25.2 Support efforts to secure space for the preservation of Mercer Island's cultural heritage.

25.3 Promote public engagement with culture and heritage organizations.

Amendment 7 – Critical Areas Ordinance

Agenda Item 4 of the Planning Commission Packet for July 18, 2018

Amendment 8 – Private Community Facilities

Agenda Item 2 of the Planning Commission Packet for July 18, 2018

Amendment 9 – Disaster Planning and Recovery

Amend the Land Use Element to create a new Goal 22, which reads:

Goal 22: Maintain and enhance current community emergency preparedness and planning efforts, and provide for long-term recovery and renewal.

Amend the Land Use Element to create new policies 22.1, 22.2 22.3, 22.4, 22.5, and, 22.6 which read:

22.1 Periodically review and update the City’s emergency management plans.

22.2 Identify, and implement, necessary enhancements to the City’s emergency planning and preparedness program.

22.3 Coordinate with, incorporate, and support, the emergency management preparedness and planning efforts of local, regional, state, and national agencies and organizations, with attention to impacts on vulnerable populations.

22.4 Maintain current local community emergency preparedness programs, including volunteer coordination, City staff drills, and community outreach and education programs, with attention to impacts on vulnerable populations.

22.5 Adopt regulations and programs to mitigate and control hazards that are created by a natural event. For example, the creation of a new landslide hazard area resulting from a naturally occurring slope failure.

22.6 Continue to develop an action plan to expedite development review following an emergency event.

Amendment 10 – Universal Design, Disability Access, and Age-Friendly Planning

Amend Goal 4 of the Land Use Element, to read:

Goal 4: Create an active, pedestrian-friendly, and accessible retail core.

Amend Goal 5 and Policy 5.4 of the Land Use Element, to read:

Goal 5: Encourage a variety of housing forms for all life stages, including townhomes, apartments and live-work units attractive to families, singles and seniors at a range of price points.

Policy 5.4: Encourage the development of accessible and visitable housing within the Town Center.

Amend Policy 16.1 of the Land Use Element, to read:

Policy 16.1: Use existing housing stock to address changing population needs and aging in place. Accessory housing units and shared housing opportunities should be considered in order to provide accessible and affordable housing, relieve tax burdens, and maintain existing, stable neighborhoods.

Amend Goal 2 of the Housing Element, to read:

Goal 2: Provide a variety of housing types and densities to address the current and future needs of all Mercer Island residents, support the creation of a variety of housing types that will support different family living needs and aging in place.

Amend Policy 2.3 of the Housing Element, to read:

Policy 2.3 Emphasize housing opportunities, including mixed-use development, affordable housing, ~~and special needs~~ accessible housing, and aging in place, in the Town Center.

Amend Goal 3, and Policies 3.5, 3.7, 3.11 of the Housing Element, to read:

Goal 3: Support the adequate preservation, improvement, and development of housing for ~~all~~ the diverse economic and social segments of the Mercer Island community.

Affordable Housing Policies section, to read:

Policy 3.5: Work to increase the base of both public and private dollars available on a regional level for affordable and accessible housing, especially for housing affordable to very low income households.

Affordable Housing Policies section, to read:

Policy 3.7: Continue to explore ways to reform regulations that would either provide incentives or reduce the cost to produce affordable and accessible housing.

Local Resources Policies section, to read:

Policy 3.11: Consider allowing the development of one innovative housing project, e.g. compact courtyard housing, attached single family housing or smaller lot housing, to examine the feasibility and desirability of additional housing options to address the changing demographics on Mercer Island. The demonstration project should include smaller single family units, accessible housing and barrier-free entries for visitability, common open space and other amenities, and be subject to strict design review. Following completion of the project, the City will engage in a policy discussion about expanding innovative housing opportunities.

Create a new Policy 3.25 in the Housing Element, Special Needs / Fair Housing Policies section, to read:

Policy 3.25 Explore innovative ways to remove barriers to, and provide incentives for, the creation and modification of residential housing that is wholly or partially accessible to people with disabilities.

Amend Policies 4.1 and 4.2 of the Housing Element, to read:

Policy 4.1: Every five years, adopt a Strategy Plan and Work Program identifying strategies and implementation measures that increase the City's achievement of housing goals, including the provision of adequate accessible and affordable housing.

Policy 4.2: Track key indicators of housing supply, accessibility, affordability and diversity. Key indicators include but are not limited to housing production, demolition, conversion and rezones, in addition to units affordable to moderate, low and very low income households.

Amendment 11 – Green Building Introduction

Amend the Land Use Element to amend the Introduction to read:

“... From 2010 to 2014, with the entire community’s sustainability in mind, the City has implemented a wide range of outreach programs, efficiency campaigns, alternative energy initiatives, land-use guidelines, and other natural resource management measures designed to minimize the overall impacts generated by Island residents, for the benefit of future generations. Due to the 20-year horizon envisioned by this comprehensive plan, it is especially appropriate to include measures that address the long-term actions needed to reduce greenhouse gas emissions, ideally in collaboration with other local governments. Actions that the City will take in the management of its own facilities and operations are addressed in the Capital Facilities Element of this plan. In 2018, the City continued to promote and support sustainable development, through the development of green building goals and policies for all residential development.”

These measures, and others under consideration, are identified in more detail in a rolling 6-year Sustainability Plan, to be adopted in ~~2018-2019~~2016, which will guide the City’s internal and external actions while taking into account the interrelated issues of climate change, population change, land use, public infrastructure, transportation choices, natural resources management, quality of life, public health, and economic development.”

Amend the Land Use Element to create a new Goal 20, which reads:

Goal 20: Encourage the use of green building methods and materials, for residential development, to reduce impacts on the built and natural environment and to improve the quality of life. Green building should result in demonstrable benefits, through the use of programs such as, but not limited to, Built Green, LEED, the Living Building Challenge, Passive House, Salmon Safe, or similar regional and recognized green building programs.

Amend the Land Use Element to create new policies 20.1, 20.2 20.3, 20.4, and 20.5, which read:

20.1 Eliminate regulatory and administrative barriers, where feasible, to residential green building.

20.2 Develop a green building program that creates incentives for residential development and construction to incorporate green building techniques.

20.3 Evaluate requiring the use of green building techniques for new construction and development of subdivisions as a component of a green building program.

20.4 Educate and provide technical resources to the citizens and building community on Mercer Island regarding green building as a component of sustainable development.

20.5 Conduct annual tracking of new, or significantly-remodeled, structures verified under various green building programs on Mercer Island and incorporate statistics into the City’s sustainability tracking system and performance measures.

Amendment 12 - STAR

Currently, the island is almost fully developed, consistent with the long term goals of maintaining a single family residential community within a unique physical setting. The City is served with an adequate and convenient circulation system. Parks, open space, public facilities and utilities are available, consistent with the needs of the citizenry. The City and private parties have made a considerable investment in the redevelopment of the Town Center with new buildings, a more vibrant streetscape and pedestrian-friendly environment.

The City's efforts to focus growth and revitalize the Town Center through targeted capital improvements and design standards to foster high quality development are now bearing fruit. Between 2004 and 2014, eight mixed use projects were constructed in the Town Center, consisting of approximately 850 housing units.

In 2018, the City Council committed to a continuous process of self-improvement and self-assessment by evaluating City's policies and programs against the best practices established by the leading international analytic framework. Initially this was accomplished through the use of the STAR Community Rating System. As better analytic tools become available, the intention is to continue to identify and adopt the leading international analytic framework.

The Vision Statement, following this Introduction, details how the community's values will be manifested in future years. The issues addressed in this Comprehensive Plan concern how best to revitalize the city's Town Center, comply with regional requirements for clean water and transportation, meet local needs for affordable housing and maintain reliability in public facilities and utilities.

Amend the Land Use Element to amend the Introduction to read:

"... From 2010 to 2014, with the entire community's sustainability in mind, the City has implemented a wide range of outreach programs, efficiency campaigns, alternative energy initiatives, land-use guidelines, and other natural resource management measures designed to minimize the overall impacts generated by Island residents, for the benefit of future generations. Due to the 20-year horizon envisioned by this comprehensive plan, it is especially appropriate to include measures that address the long-term actions needed to reduce greenhouse gas emissions, ideally in collaboration with other local governments. Actions that the City will take in the management of its own facilities and operations are addressed in the Capital Facilities Element of this plan. In 2018, the City continued to promote and support sustainable development, through the development of green building goals and policies for all residential development.

Beginning in 2018, the City assessed the City's strengths and weaknesses in supporting sustainability using the STAR Communities framework. Information from this assessment, along with the ~~These~~ measures discussed above, and others under consideration, ~~are~~ will be identified in more detail in a rolling 6-year Sustainability Plan, to be adopted in ~~2019~~2016, which will guide the City's internal and external actions while taking into account the interrelated issues of climate change, population change, land use, public infrastructure, transportation choices,

natural resources management, ~~quality of life,~~ equitable services and accessibility, arts and community, public health and safety, human services, and economic development.”

Amend the Land Use Element to create a new Goal 21, which reads:

Goal 21: Use the STAR Community framework, or a similar assessment framework, to assess the City’s support of sustainable practices.

Amend the Land Use Element to create new policies 21.1, 21.2, and 21.3, which read:

21.1 Assess the effect of proposed Comprehensive Plan or development regulation amendments on sustainability.

21.2 Assess the effect of proposed City programs on sustainability.

21.3 Assess the City’s existing strengths and weaknesses in supporting sustainability, using the STAR Communities framework or similar assessment framework, and identify desired programs or policies supporting sustainability.

Amendment 13 – Town Center Height & Public Amenities

The Planning Commission has recommended no amendments related to this docket item.

Amendment 14 – PUD / Pilot Program

Amend Goal 16 of the Land Use Element, to read:

GOAL 16: Achieve additional residential capacity in single family zones through flexible land use techniques and land use entitlement regulations.

Create a new Policy 16.6 in the Land Use Element, to read:

Policy 16.6 Explore flexible residential development regulations and entitlement processes that support, and create incentives for, subdivisions that incorporate public amenities through the use of a pilot program. The use of flexible residential development design should be used to encourage public amenities such as vegetated open space, accessible homes, and sustainable development.