



Growth Management Act and Comprehensive Plan Periodic Update Overview

Mercer Island City Council Study Session

February 15, 2022

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Contents – Three Sections

1. Summarize Growth Management Act (GMA) framework and requirements
2. Overview of Comprehensive Plan elements, components, and periodic review
3. Request feedback on project scope, master schedule, and public participation plan



Section 1

WA State Growth Management Act

GMA Framework and Requirements



14 GMA Planning Goals (RCW 36.70A.020)

1. Focus urban growth in UGAs

2. Reduce Sprawl

3. Efficient transportation systems

4. Ensure adequate housing

5. Economic development

6. Preserve private property rights

7. Timely and fair processing of permits

8. Maintain and enhance natural resource industries

9. Retain open space

10. Protect the environment

11. Public participation in the planning process

12. Maintain adequate public services

13. Historic preservation

14. Shoreline management
(RCW 36.70A.480(1))



GMA Requirements

- Interjurisdictional coordination of growth assumptions and targets
- Population and employment growth primarily allocated to cities
- The *Plan* must allow sufficient development capacity to accommodate the projected growth
 - **Housing capacity = New Units**
 - **Employment capacity = New Jobs**



GMA Requirements

- Designate natural resource lands and critical areas, Rural Lands, and Urban Growth Areas (UGAs)
- Public facilities and infrastructure keep pace with growth
- Capital budget decisions consistent with forecasted growth and land use assumptions
- Periodic review of a *Plan*



GMA Requirements

Internal Consistency

- *Plan* elements consistent with and support one another
- Goals and policies are consistent with and carry out future land use map designations

External Consistency

- *Plan* is consistent with bordering jurisdictions and applicable regional issues
- Consistent with countywide planning policies and regional policies



A range of local choices are available within the bounds of the GMA framework



Section 2

Mercer Island Comprehensive Plan

Elements, Components, and Periodic Review

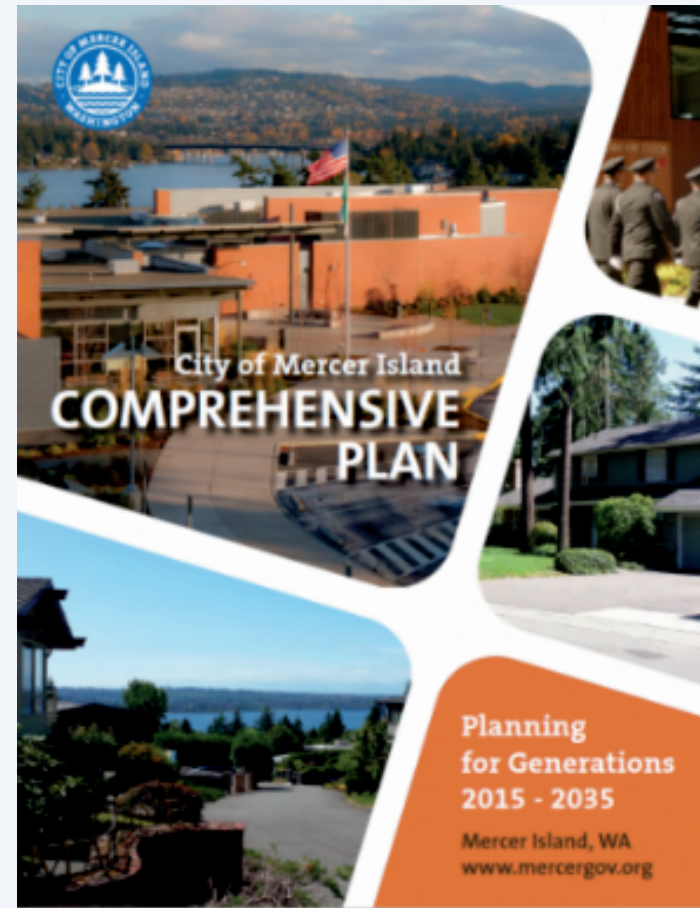


Existing Mercer Island *Plan* Elements

Elements*

1. Land Use
2. Housing
3. Transportation
4. Utilities
5. Capital Facilities
6. Shoreline Master Program

***Need to add (7) Parks & Recreation and (8) Economic Development**



DATA ANALYSES

REGIONAL PLANNING DOCUMENTS

INVENTORIES

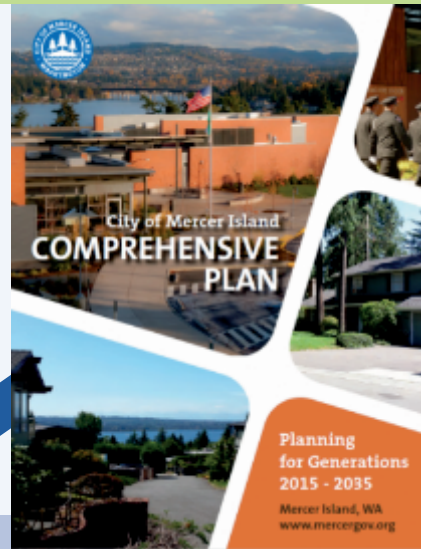
HOUSING AND EMPLOYMENT NEEDS

GROWTH PROJECTIONS

PUBLIC FACILITY AND INFRASTRUCTURE NEEDS

TECHNICAL REPORTS

**Comprehensive Plan
Technical Reports:
Inform Goal and Policy
Decisions**

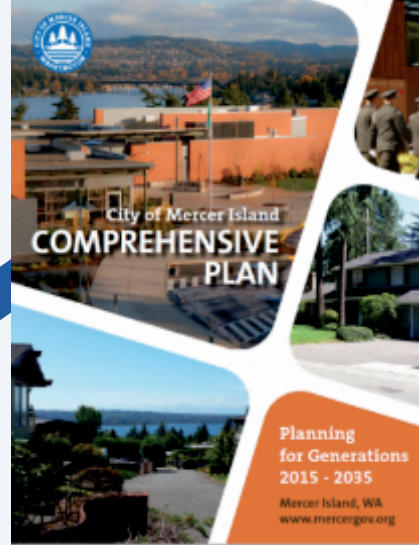


Comprehensive Plan
Elements
Vision
Goals
Policies

IMPLEMENTATION

TECHNICAL REPORTS

**Comprehensive Plan
Implementation:
Making Goals and
Policies Real**



Comprehensive Plan
Elements
Vision
Goals
Policies

IMPLEMENTATION

OTHER PLANNING ACTIVITIES

REGULATIONS

CAPITAL BUDGET DECISIONS

PLANS & PROGRAMS

DEVELOPMENT PERMITS

CAPITAL PROJECTS

Element Components

Vision: General statement about where the *Plan* should guide the City

Goals: Objectives that will further the Vision

Policies: Strategies to achieve goals

Implementation Actions: specific actions the City will take to further goals and policies

Zoning and development regulations: direct how and where growth occurs

Capital Budget Decisions: direct and prioritize City projects to ensure the City maintains levels of service for facilities and infrastructure concurrent with development

City Programs: City activities undertaken to advance a policy aim



Planning Horizon and Growth Targets

- The *Plan* looks at a rolling 20-year time period called a “planning horizon” to guide community development and growth – housing and jobs
- Next planning horizon will be for the period 2024 – 2044 to complete a periodic update to the *Plan*
- Ratification of Countywide Planning Policies and growth targets scheduled for CC on March 1

2044 GROWTH TARGETS



1,239

new dwellings



1,300

new jobs



Urban Growth Capacity (UGC)

- Study completed by King County in 2021 to analyze the development capacity in Urban Growth Areas through 2039.
- Considers existing development, environmental factors, achieved density/intensity, zoning, and developable land

Findings:

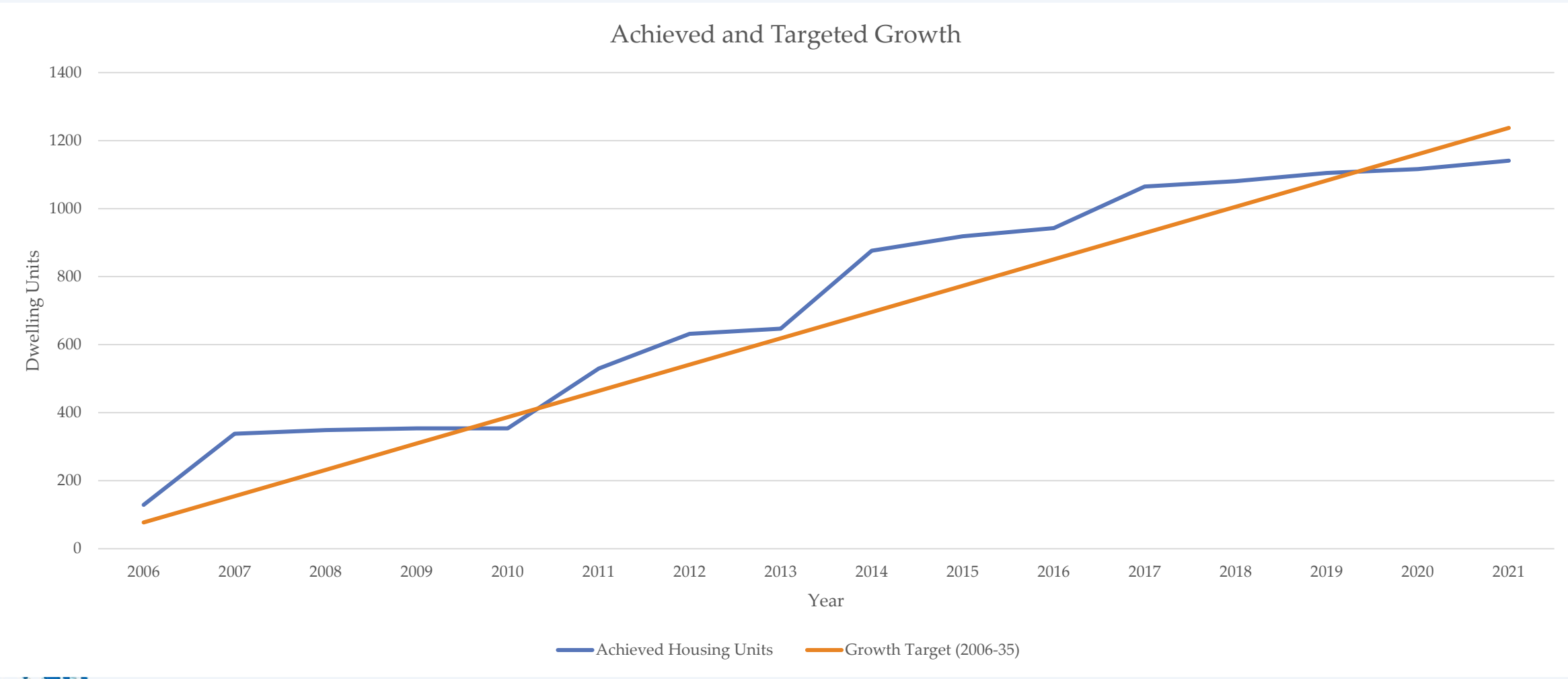
Mercer Island has capacity for 1,607 additional dwelling units

Mercer Island has capacity for 961 additional jobs

Source: UGC Report Exhibit 55



Housing Growth Target and Achieved Development



Options for Managing Growth

- Rezones
- Sub Area Plans
- Middle Housing Forms
 - Townhomes
 - Cottages
 - ADUs
 - Plexes
- Levers and Dials
 - Tax Exemptions
 - Connection Charges
 - Process Review/Fees
 - Development Standards
 - Design Standards
 - Capital Projects



Section 3

Comprehensive Plan Periodic Review Project: The Surgical Approach

Scope, Master Schedule, and Public Participation Plan



Periodic Review : The Surgical Approach

Project Management / Staffing

- Overall project management will be completed in-house
- Varying significant fractions of three staff (Deputy Director, Senior Planner, Economic Development Coordinator) will be dedicated to the project
- Lesser fractions of other staff (ie. City Engineer) will be required at specific times
- ARCH staff assistance with Housing Needs Assessment and Housing Element

Funding

- Housing Needs Assessment = \$30 k appropriated in 2021-22 biennial budget
- *Plan* Periodic Update = \$150 k appropriated in 2021 mid-biennial budget process for technical and support services including:
 - Economic Development Element technical report
 - Transportation Element technical analysis
 - Environmental review documentation
 - Outreach and peer review support
 - Document editing and production



Periodic Review : The Surgical Approach

Scope of Work, Master Schedule & Public Participation Plan (Exhibits 1 and 2)

- Request for City Council to provide questions / comments by March 1
- Comments for any of the scope, master schedule and/or public participation plan should identify:
 - Requested additions
 - Requested deletions
 - The corresponding exhibit, page and line numbers
- All requests compiled and presented to City Council for consideration on March 15



Periodic Review : The Surgical Approach

Scope of Work

- Assumes existing *Plan* is generally working
- Scope focuses on updates as required by GMA
- **Minor Surgery:** Updates to Land Use, Capital Facilities, Utilities, and Transportation elements will be minor, primarily extending the planning horizon as well as adding Parks and Recreation Element
- **Major Surgery:** New Economic Development Element and Housing Element update of goals and policies to respond to the Housing Needs Assessment



Periodic Review : The Surgical Approach

Scope of Work

- Includes staff recommended element-specific tasks in Table 2
- City Council can add or subtract tasks labeled as “local choices” in Table 2
- **Addition:** Tasks to address high-priority policy issues. Additions could increase the duration of the project, require schedule reorganization and/or delay adoption
- **Deletion:** Tasks that are low-priority policy issues. Deleting element-specific tasks reduces the scope for that element



Periodic Review: The Surgical Approach

Master Schedule

- **Adoption Target: April 2024**

- **Filing Target: May 2024**

- **Technical Reports Expected Completion:**
 - Housing Needs Assessment: July 2022
 - Economic Analysis: July 2022
 - Transportation Inventory and Forecast: July 2022
 - Capital Facilities and Utilities Inventory: March 2023

Table 1. Comprehensive Plan Periodic Review Master Schedule.

Task #	Task Description	2022											
		J	F	M	A	M	J	J	A	S	O	N	D
1	Develop a scope of work and public participation plan	J	F	M	A	M	J	J	A	S	O	N	D
2	Public Participation	J	F	M	A	M	J	J	A	S	O	N	D
3	Consultant contracts	J	F	M	A	M	J	J	A	S	O	N	D
PP-2.1*	EDE stakeholder and SME interviews	J	F	M	A	M	J	J	A	S	O	N	D
PP-2.2*	EDE Community Vision Workshop	J	F	M	A	M	J	J	A	S	O	N	D
PP-2.3*	EDE Vision Survey	J	F	M	A	M	J	J	A	S	O	N	D
4	Housing Needs Assessment and Economic Analysis Planning Commission and City Council Briefings	J	F	M	A	M	J	J	A	S	O	N	D
PP-2.4*	Economic Development Work Group (EDWG) meeting with stakeholders and SMEs	J	F	M	A	M	J	J	A	S	O	N	D
PP-3.1*	Housing Work Group (HWG) prepares initial list of housing policy responses	J	F	M	A	M	J	J	A	S	O	N	D
5	Land Use Element Planning Commission review	J	F	M	A	M	J	J	A	S	O	N	D
6	Transportation Element Planning Commission Review	J	F	M	A	M	J	J	A	S	O	N	D
PP-3.2*	HWG meeting with SMEs to refining draft Housing Element	J	F	M	A	M	J	J	A	S	O	N	D



Periodic Review: The Surgical Approach

Public Participation Plan - Components

- Let's Talk / Media updates
- Dedicated Project Web Page
- Continuous public input
- Community Workshop on the overall *Plan* update
- Planning Commission / City Council public hearings



Expanded Public Participation

Economic Development / Housing Work Groups

- Special advisory work groups composed of two Council members and two Planning Commission members
- Meets semi-regularly through the update to consider inputs on the EDE from workshops and survey as well as HE from HNA
- Works on Economic Development and Housing element drafts prior to Planning Commission review



Periodic Review: The Surgical Approach

Public Participation Plan

- **Minor Surgery:** Planning Commission and City Council meetings and comment periods throughout the project will make up the bulk of public participation
- **Major Surgery:** Expanded public participation for Economic Development Element (EDE) and housing goals and policies. Activities will include workshops and City Council/Planning Commission work groups



Periodic Review : The Surgical Approach

Public Participation Plan

- Propose amendments to “Goals” and “Tasks” beginning on page 3
- Proposed changes should reflect whether City Council wants to expand or reduce public participation planned for a given topic
- **Addition:** Amendments to high-priority / profile policy issues. Additions could increase the duration of the project, require schedule reorganization and/or delay adoption
- **Deletion:** Amendments to lower-priority / profile policy issues. Deletions could reduce the scope for a particular element and expediate the schedule



Next Steps

- **Planning Commission briefing: February 16**
- **Comments from City Council and Planning Commission due: March 1**
- **City Council considers ratification King County CPPs: March 1**
- **City Council considers Resolution approving periodic review scope, master schedule and public participation plan: March 15**

