

GMHB EXHIBIT 243



**MERCER ISLAND 2044
COMPREHENSIVE PLAN**



**PCB 24-13
Comprehensive Plan Periodic Review**

**Planning Commission
Public Hearing**

May 29, 2024
Adam Zack, Senior Planner
Community Planning and Development



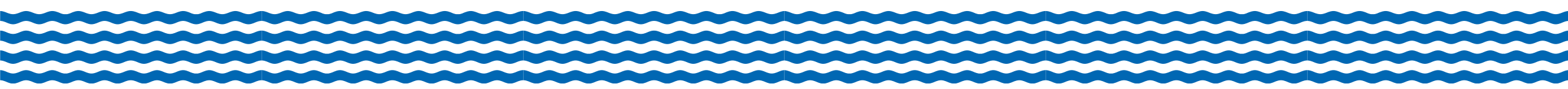
Purpose



1. Hear public testimony;
2. Consider additional amendments; and
3. Arrive at the Planning Commission (PC) recommendation for the Comprehensive Plan update.

Why Update the Comprehensive Plan?

- Adoption and periodic review of a comprehensive plan are required under the Growth Management Act (GMA).
- Update of the 20-year planning horizon (2024-2044) and growth projections
- Address new GMA requirements, particularly for housing, established by the WA Legislature in the last few years.
- Periodic review must be completed by December 31, 2024.



2023

Economic Development

- Economic development interviews

Comprehensive Plan

- Scope of Work
- Public Participation
- Master Schedule

Spring

Summer

Autumn

Winter

2022

Economic Development

- Community Workshop
- Online survey
- Work Group begins

Housing

- Housing Work Group (HWG) begin

Planning Commission Review

- Land Use
- Transportation

City Council / Planning Commission

- Presentations of Economic Analysis and Housing Needs Assessment

Planning Commission Review

- Land Use
- Transportation

Economic Development

- EDWG review of draft element

Housing

- Housing Needs Assessment presented to City Council & Planning Commission

Economic Development

- EDWG review of draft element
- Draft element refinement

Planning Commission Review

- Capital Facilities Element
- Utilities Element



2024

Economic Development Work Group

- Draft element refinement

Planning Commission Review

- EDWG Draft Economic Development Element

Spring

Summer

Autumn

Winter

City Council

- Approval of scope of work addendum for additional housing work related to House Bill 1220

Planning Commission Review

- EDWG draft Economic Development Element

Economic Development

- EDWG recommendation of draft element

City Council

- Briefing on Land Capacity Analysis supplement and Racially Disparate Impacts Evaluation

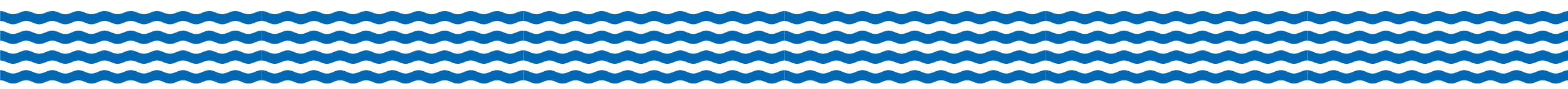
Housing

- HWG review of draft Housing Element

Parks and Recreation

- Parks and Recreation Commission (PRC) begins review of open space zone

2023



2025

Planning Commission Review

- HWG draft Housing Element
- Parks and Open Space Element
- Open Space Zone

Housing

- HWG recommended draft Housing Element

Public Participation

- May 1: Open House

We are here

Legislative Process

- May 29: Comprehensive Plan Public Hearing
- June 5 & 12: Planning Commission Recommendation to City Council

City Council

- Review and adopt the updated Comprehensive Plan
- Planning Commission Review**
- HWG recommended draft of implementing code amendments

Spring

Summer

Autumn

Winter

City Council Review

- Planning Commission recommended draft Comprehensive Plan update

Housing Work Group

- Develop a recommended draft of implementing code amendments

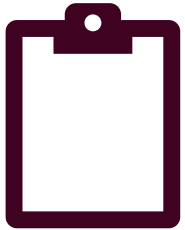
City Council

- Adopt the implementing code amendments
- Entire Comprehensive Plan update must be adopted by December 31, 2024.

2024



PCB 24-12: Public Participation



Comprehensive Plan Online Survey Results (Ex. 1)

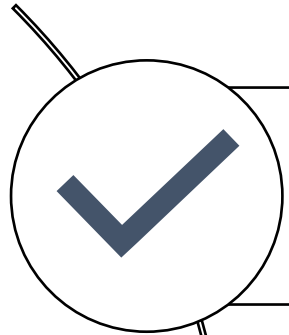
1. Open May 1-20, gathered 87 responses
2. Focused on implementation



Multifamily Housing Online Survey Results (Ex. 2)

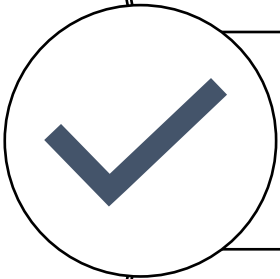
1. Open February 8 – March 15
2. Focused on input to supplement the RDI Evaluation
3. Will help inform actions to address displacement risk

PCB 24-12: Consistency Review



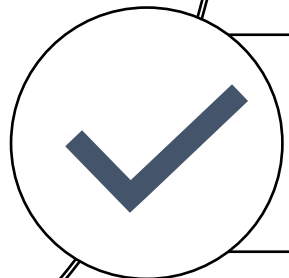
Policy Gap Summary (Ex. 3)

- List of where the City could consider amending or creating new policies to increase consistency with regional and countywide planning policies



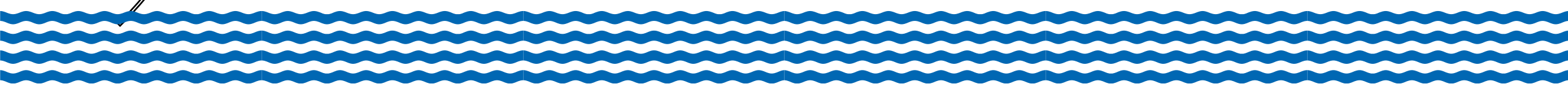
Mercer Island Policy Comparison Table (Ex. 4)

- Full table evaluating every Comprehensive Plan policy for consistency with regional and countywide planning policies.



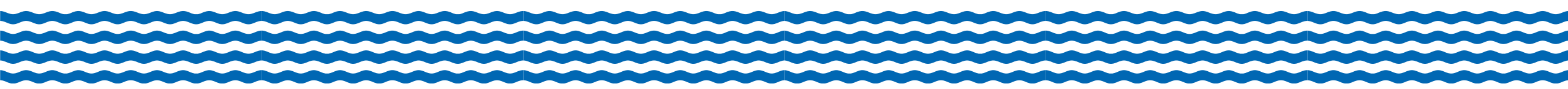
Internal Consistency Review (Ex. 5)

- Review of Comprehensive Plan policies to identify any potential conflicts.



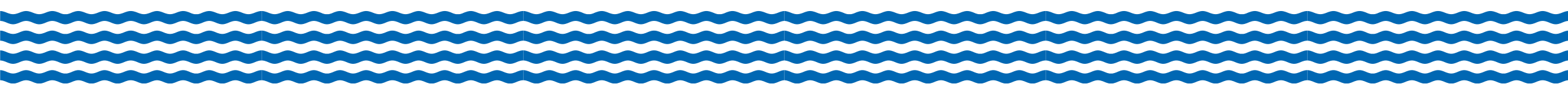
PCB 24-12: Consistency Review

- Countywide Planning Policies (CPPs) adopted by King County and the Multicounty Planning Policies (MPPs) adopted by the Puget Sound Regional Council help coordinate locally adopted plans as required by the GMA. ([RCW 36.70A.100](#))
- The consistency review compares the draft policies with the CPPs and MPPs to identify any potential gaps.
- Staff recommended amendments to close the identified gaps were included in PCB 24-13 Table 1.



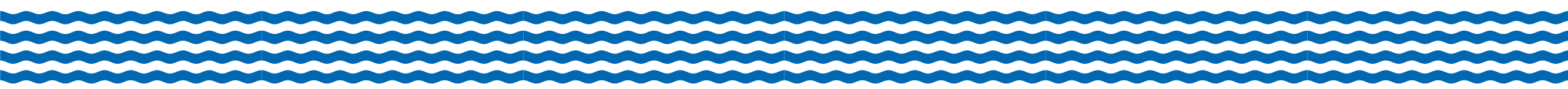
Closing Gaps and Addressing Consistency

- 16 staff recommended policy amendments and one finding to close the identified gaps.
- Amendments would increase consistency between the City's Comprehensive Plan and regional and countywide plans.
- Staff recommended motion #1 would adopt all recommended amendments with one action.
- Planning Commission members may propose additional amendments by motion.



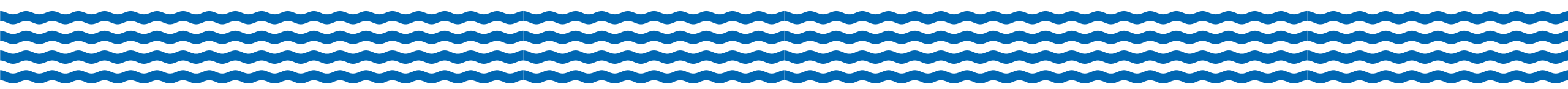
Draft Findings

- Findings describe why the City is acting on this matter and provide the PC's expectations for implementation.
- Section I – III of the findings are staff prepared findings that map out how the updated Comprehensive Plan:
 - Satisfies the procedural requirements established in the Mercer Island City Code (MICC), and
 - Includes the content required by the WA State Growth Management Act (GMA).
- Staff has recommended seven findings to address public input and identified policy gaps (PCB 24-13 Table 2). Recommended motion #2 would make these seven findings with a single action.



Draft Findings

- The PC can make their own findings in Section IV to provide additional context or implementation direction about what and how the City should prioritize or focus on.
- Planning Commissioners may propose amendments or additional findings by motion.

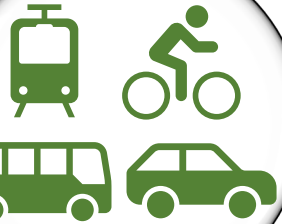


Plan Elements Updates



Land Use (Ex. 2)

- Remain Consistent with all other amendments
- June-November 2022



Transportation (Ex. 4)

- Ensure infrastructure can accommodate projected growth
- June-November 2022



Capital Facilities (Ex. 6)

- Ensure facilities can accommodate projected growth
- December 2022-January 2023

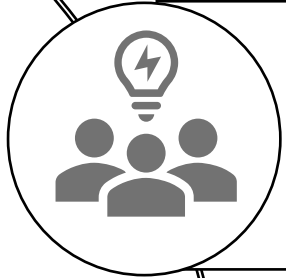


Utilities (Ex. 5)

- Update for new growth targets
- December 2022-January 2023

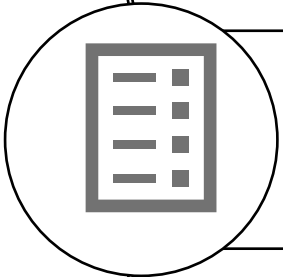


Economic Development Element (Ex. 7)



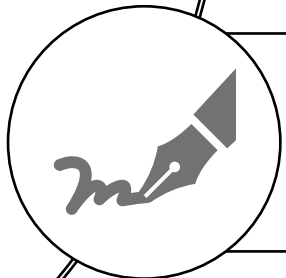
Public Input and Data Collection

- Interviews, workshop, online survey
- Economic Analysis
- May 2022 – November 2022



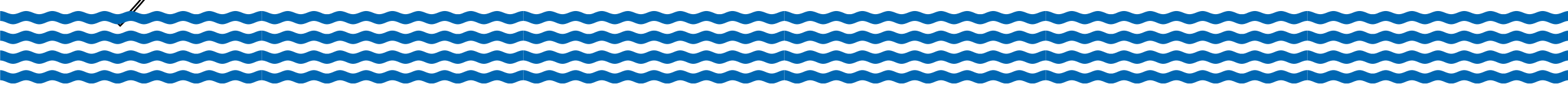
Economic Development Work Group Drafting

- Joint PC/Council subcommittee prepared initial draft
- Oct. 2022 – June 2023



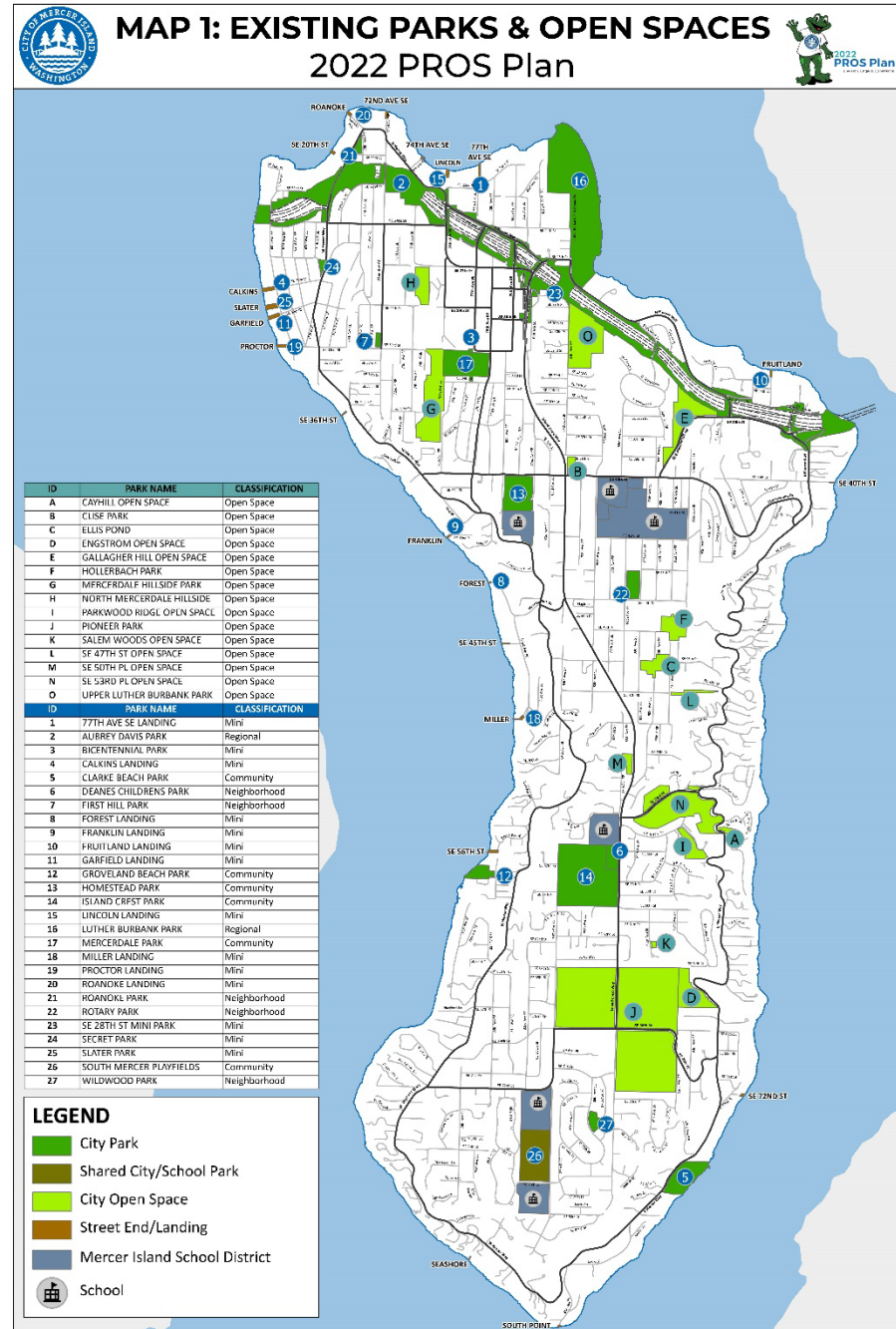
Planning Commission Review

- Refined the draft Element
- June-November 2023



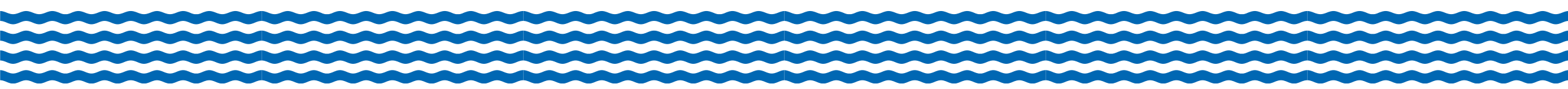
Parks and Open Space Element (Ex. 8)

- New Element that adopts the Parks, Recreation, and Open Space (PROS) Plan by reference.
- Provides policy direction for the adoption of new zones:
 - Phase 1 – With Comp Plan Update: Open Space Zone
 - Phase 2 – Following Comp Plan Update: Parks Zone



Housing Element EX. 3

- The draft Housing Element is proposed to replace the existing element.
- A repeal and replacement is proposed because statewide legislation enacted in recent years has drastically altered the GMA requirements.
- Under House Bill 1220 for example, The City is required to plan for nearly all its growth target (1,239 new housing units) to be affordable for people with incomes below the area median income (AMI); prompting a new policy direction in the element.
- The updated Housing Element was drafted to address those new requirements consistent with the guidance from the WA Department of Commerce.





Housing Element Ex. 3

Technical Reports



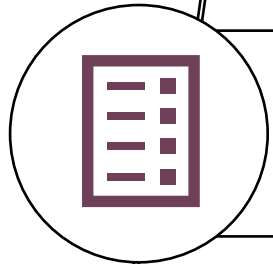
Housing Needs Assessment

- June 2022-November 2022



Land Capacity Analysis Supplement

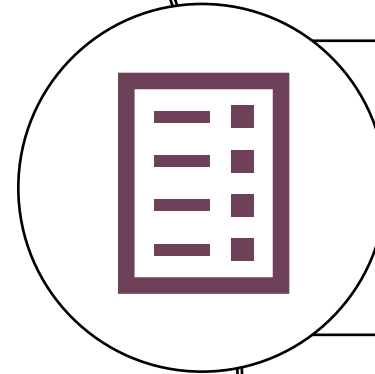
- August 2023-January 2024



Racially Disparate Impacts Evaluation

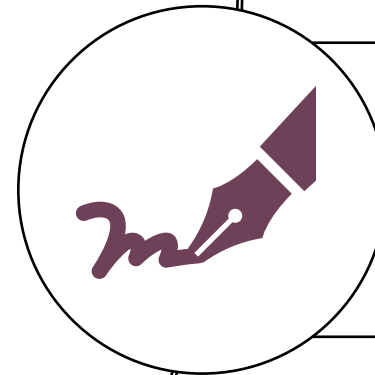
- August 2023 – January 2024

Draft Preparation



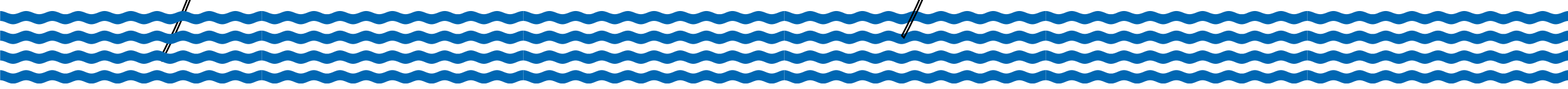
Housing Work Group (HWG)

- Joint PC/Council Subcommittee
- January-March 2024



Planning Commission Review

- Refine HWG Draft
- March 2024



Staff Recommended Motions

1

Motion to close the policy gaps and resolve the internal consistency topics as recommended by staff in PCB24-13 Table 1 as presented.

2

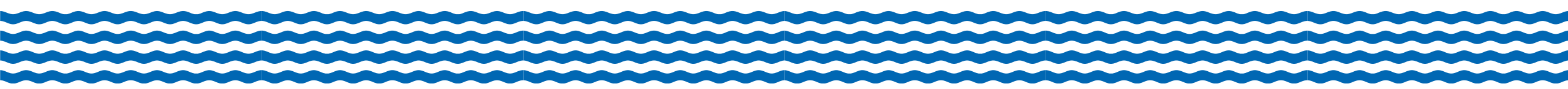
Motion to make the staff recommended findings in PCB24-13 Table 2 as presented.

3

Motion to recommend adoption of the updated Comprehensive Plan as amended to the City Council.

Schedule and Next Steps

May 29	Public Hearing on Comprehensive Plan Periodic Review
June 5	Continue deliberations Focus: Transportation, Capital Facilities, and Utilities PC written comments in by June 3
June 12	Conclude deliberations Focus: Land Use, Housing, and Economic Development PC written comments in by June 10



Thank You

More information
on the project
website

letstalk.mercergov.org/comprehensive-plan-periodic-update

