



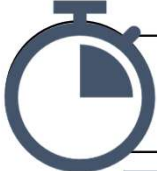
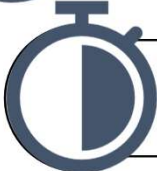


**MERCER ISLAND 2044
COMPREHENSIVE PLAN**

Open House

May 1, 2024
City of Mercer Island, WA
Community Planning and Development

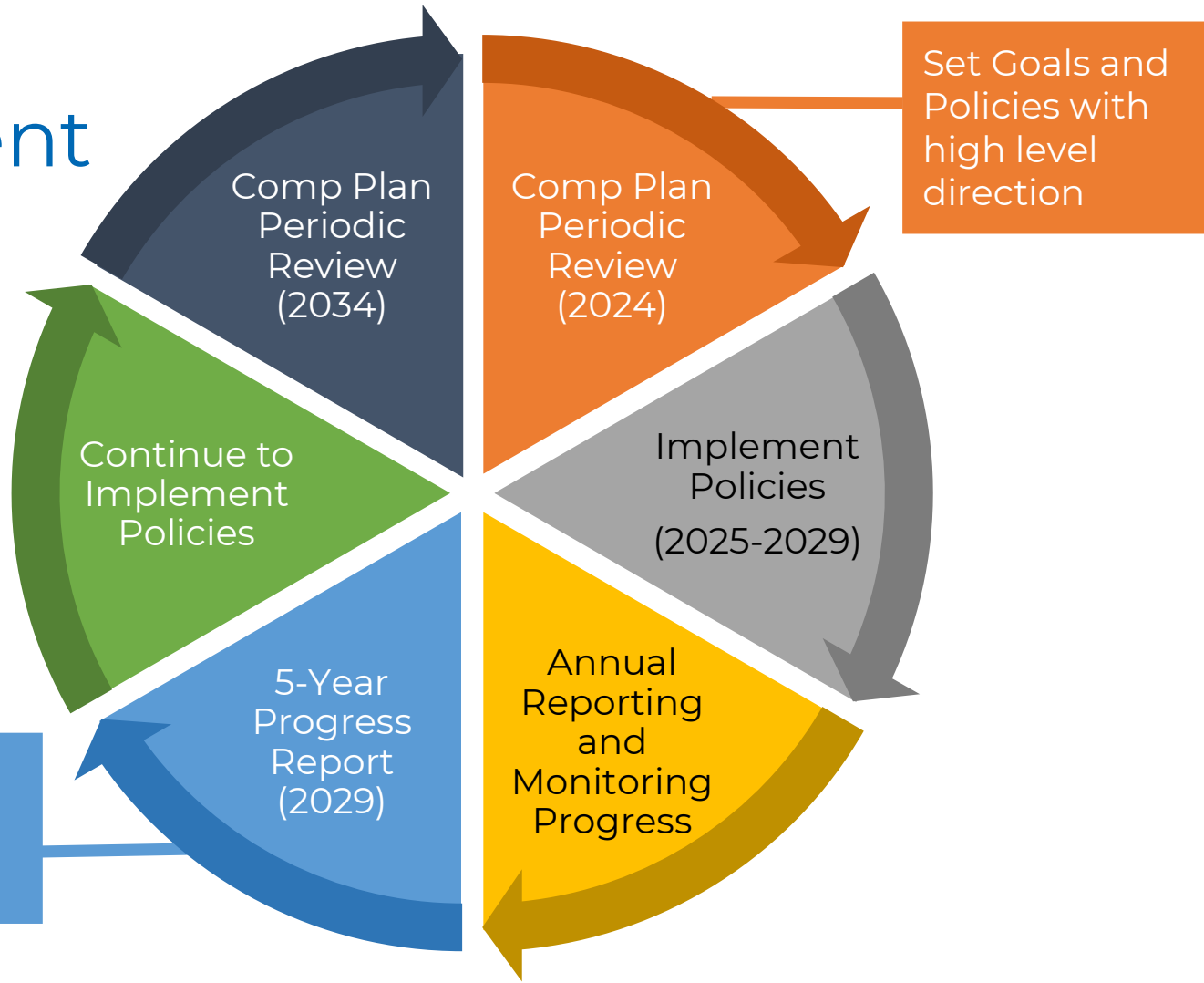


Presentation Outline


-  Background and Project History
-  Updated Comprehensive Plan Elements
-  Next Steps
-  Open House Program



Growth Management Planning Process



What is a Comprehensive Plan Periodic Review?

- Cities and counties in Washington are required to adopt and periodically review a comprehensive plan under the Growth Management Act (GMA)
 - Since the last update, the WA Legislature has established several specific requirements for local comprehensive plans.
 - Periodic update of the Comprehensive Plan's 20-year horizon (2024-2044).
 - Address new GMA requirements, particularly for housing.
 - Periodic review must be completed by December 31, 2024.
- 

Mercer Island Growth Targets

- New growth targets established by King County in 2022 based on the projected 20-year population forecast.
- The Mercer Island Comprehensive Plan must accommodate these growth targets.

2044 GROWTH TARGETS



1,239

new dwellings



1,300

new jobs



DATA ANALYSES



**HOUSING, ECONOMIC
DEVELOPMENT AND
TRANSPORTATION NEEDS**

**REGIONAL PLANNING
DOCUMENTS**



**GROWTH
PROJECTIONS**

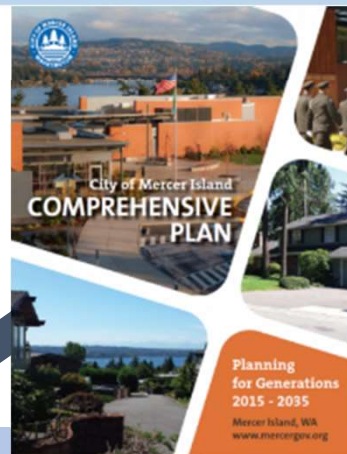
INVENTORIES



**PUBLIC FACILITY AND
INFRASTRUCTURE NEEDS**

TECHNICAL REPORTS

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

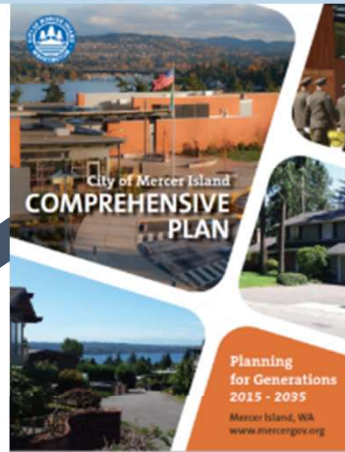


Comprehensive Plan
Elements
Vision
Goals
Policies

IMPLEMENTATION

TECHNICAL REPORTS

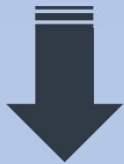
**Comprehensive Plan
Implementation:
Making Goals and
Policies Real**



Comprehensive Plan
Elements
Vision
Goals
Policies

IMPLEMENTATION

OTHER PLANNING ACTIVITIES



PLANS & PROGRAMS

REGULATIONS



DEVELOPMENT PERMITS

CAPITAL BUDGET DECISIONS



CAPITAL PROJECTS

Public Participation To Date



Economic Development Interviews

- Spring 2022



Economic Development Workshop

- June 2022



Public comments during Planning Commission review

- Continuous



Online Surveys

- Economic Development – Summer 2022
- Multifamily – February 2024
- Open House - Now

Plan Elements Updates



Land Use

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



Transportation

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



Capital Facilities

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



Utilities

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

New or Rewritten Plan Elements



Economic Development (New)

- June 2023-November 2023



Parks and Open Space (New)

- March-April 2024

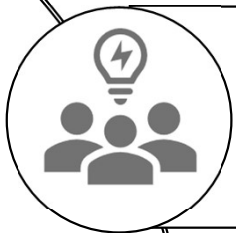


Housing (Rewritten)

- January-March 2024

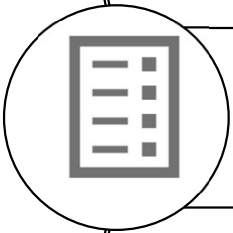


Economic Development Element Drafting Process



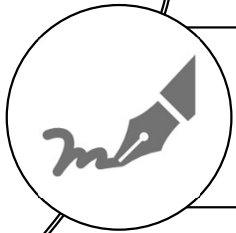
Public Input and Data Collection

- 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



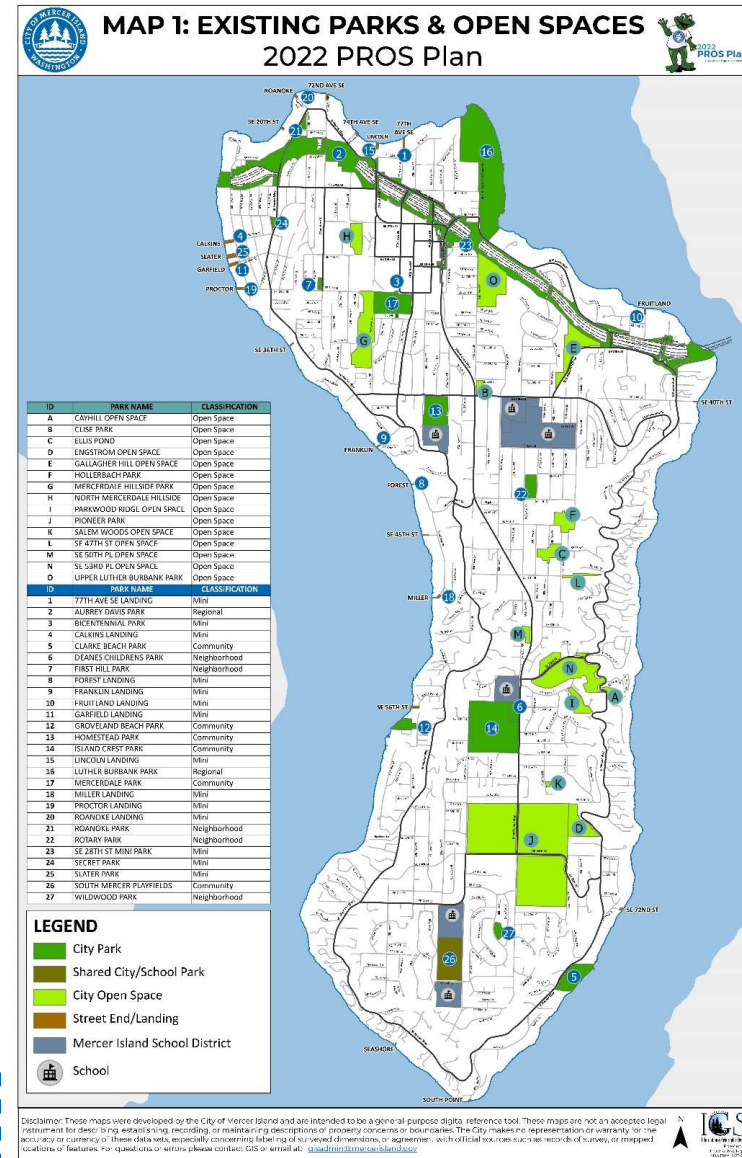
Planning Commission Review

- Refined the draft Element
- June-November 2023



Parks and Open Space Element

- 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: New Requirements


Statewide legislation and Countywide Planning Policies set new requirements:

- 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).
- Therefore, new policies are focused on steps to increase the supply of affordable housing units.
- Cities must also conduct an RDI Evaluation, conduct a LCA supplement, and identify areas at risk of displacement.



Housing Element Drafting Process

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



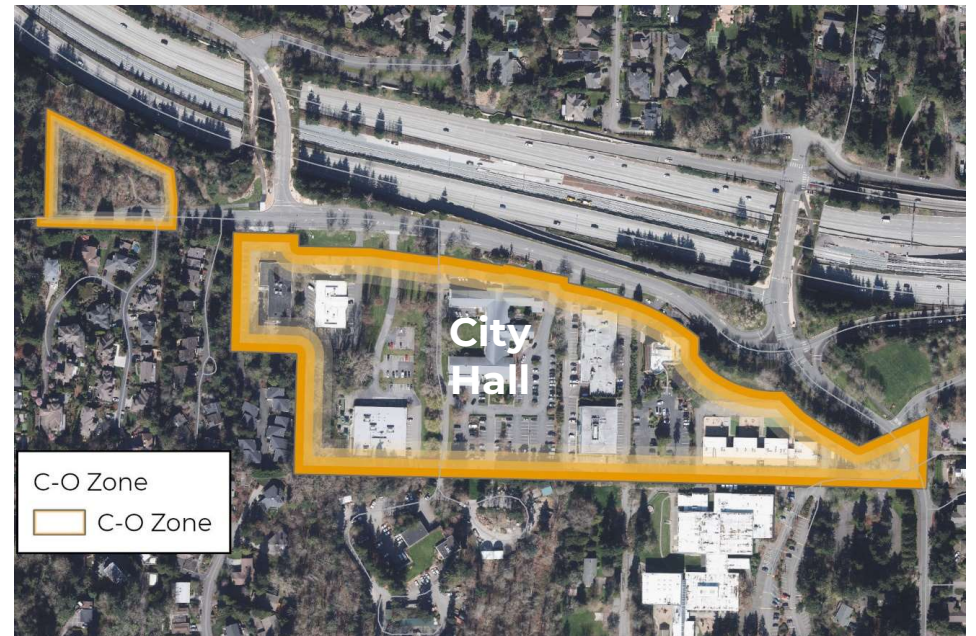


Housing Element: Capacity

More multifamily/mixed-use development capacity is needed to accommodate affordable housing needs, prompting two changes directed by the City Council:

1. Allowing multifamily/mixed-use development in the Commercial Office Zone
2. Targeted increase to maximum building height in Town Center


Commercial Office Zone



Source: Title 19 Mercer Island City Code, Appendix D
https://library.municode.com/wa/mercer_island/codes/city_code?nodeId=CICOR_TIT19UNLADECO_UNLADEAP_APXDZOMA

Schedule and Next Steps

May 8-29	Planning Commission: Open Space Zone and Comprehensive Plan Tune Up
May 29	Public Hearing on Comprehensive Plan Periodic Review
June 12	Targeted conclusion of Planning Commission process and recommendation
July 16	City Council briefing on the Planning Commission recommendation
Sept-Oct	Council deliberation and adoption



Open House Program



Topic-Specific Stations

- Find out more about different topics in the Comprehensive Plan



Survey

- Available here and on the project Website through May 10



Staff Available for Questions

- City staff and consultants are available for questions at each station



Planning Commissioners and City Councilmembers

- Available for questions and input

Post public comments on the project website



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



Comprehensive Plan Periodic Review



Click Here to Post a Comment

The WA State Growth Management Act (GMA) requires the City of Mercer Island to review and update its Comprehensive Plan every 20 years. The Comprehensive Plan is the City's primary policy document for managing growth and development. A primary focus of this periodic review is the Comprehensive Plan for the period of 2024-2044. This project will support the Comprehensive Plan periodic review process.

What's Happening

Ask a Question

Post A Public Comment

Comprehensive Plan Multifamily Housing Survey

Thank You

More information
on the project
website



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



2024 - 2044 Comprehensive Plan Periodic Update

OPEN HOUSE

May 1, 2024 | 6:00 - 8:00 PM

Welcome!

WHAT IS THIS ALL ABOUT?

The City of Mercer Island has conducted a periodic review of its Comprehensive Plan to update information and comply with state laws. Updates proposed to the comprehensive plan will guide how the city will accommodate growth over the next 20 years.

Learn about the proposed updates and revisions to existing elements for the 2024-2044 Comprehensive Plan and the proposal to add two new elements.

Please sign in and fill out a nametag at the table. A brief presentation will begin at 6:20 PM.

AGENDA

6:00-6:20 PM: Welcome & Sign-In

6:20-6:40 PM: Staff Presentation

6:40-8:00 PM: Open House

City staff will be available at stations to answer questions and explain changes proposed in the Comprehensive Plan elements.

LOOKING FOR MORE INFORMATION?

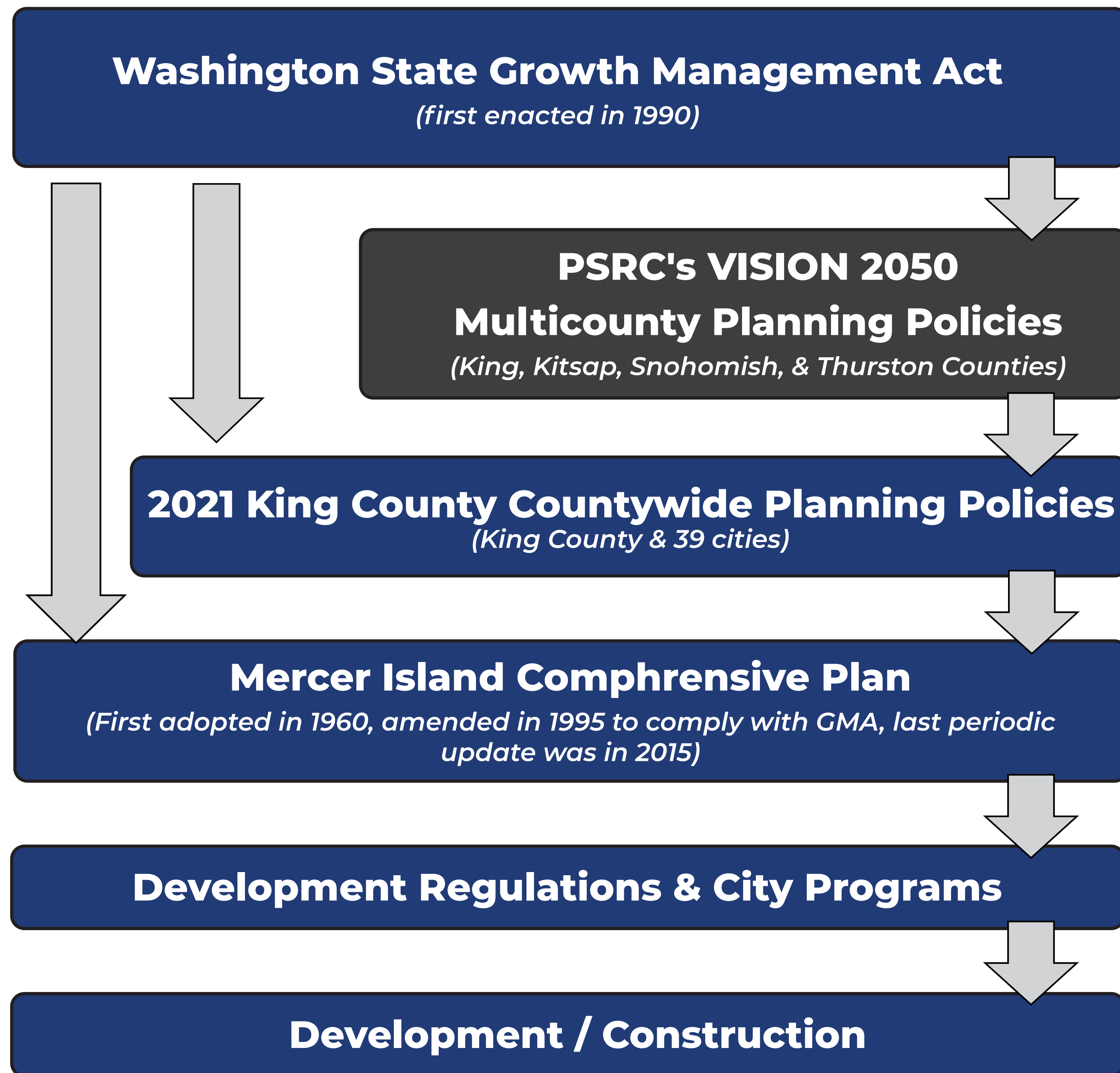
Check out the project webpage

Take our Survey!



Have a public comment?

Email
Comp.Plan@mercerisland.gov



WHAT IS THE GMA?

The GMA, or Growth Management Act, is a state law that outlines strategies for managing growth and directing development in counties and cities. For cities like Mercer Island, it mandates the creation of a Comprehensive Plan with a 20-year planning horizon. This plan must undergo review and potential revision every decade to ensure alignment with any updates to the GMA and to stay current with evolving needs and priorities.

The GMA requires that certain elements be addressed in every Comprehensive Plan. For Mercer Island, those elements are:

Land Use	Tranportation	Parks and Recreation
Housing	Economic Development	Shorelines
Capital Facilities Plan	Utilities	Climate Change & Resiliency*

**The Climate Change and Resiliency element was added in 2023 as a mandatory element, the deadline for Mercer Island to add a climate change is June 30, 2029.*

WHAT IS VISION 2050?

Vision 2050 is the plan for growth, in the Puget Sound region. Adopted by the Puget Sound Regional Council (PSRC), it serves as the blueprint for growth and transportation investments across the four-county region. This plan provides guidance for countrywide planning policies and regional allocation of growth. With the region's population projected to reach 5.8 million people by 2050, Vision 2050 will direct infrastructure investments and concentrate growth accordingly.

WHAT IS A COMPREHENSIVE PLAN?

A Comprehensive Plan is the centerpiece of local long-range planning, projecting ahead over a 20-year planning horizon. It contains a vision, goals, objectives, policies, and implementation actions to guide decision-making by elected officials and staff. The GMA emphasizes implementation, recognizing that achieving a plan's objectives requires regulatory and financial support, including zoning regulations, program initiatives, and both capital and non-capital spending. Development regulations and capital budget decisions must align with the goals and policies of the Comprehensive Plan.

HOW MUCH WILL MERCER ISLAND GROW BY 2044?



By 2044, Mercer Island is expected to have **1,239 new households** and **1,300 new jobs** than in 2019.

MERCER ISLAND'S COMPREHENSIVE PLAN TODAY

The GMA, or Growth Management Act, is a state law that outlines strategies for managing growth and directing development in counties and cities. For cities like Mercer Island, it mandates the creation of a Comprehensive Plan with a 20-year planning horizon. This plan must undergo review and potential revision every decade to ensure alignment with any updates to the GMA and to stay current with evolving needs and priorities.

The GMA requires that certain elements be addressed in every Comprehensive Plan. For Mercer Island, those elements are:

- Land Use
- Housing
- Transportation
- Utilities
- Capital Facilities
- Shoreline Master Program Policies

The individual elements of the Comprehensive Plan must align with each other; consequently, adjustments to one element to adhere to changes in state law may necessitate amendments in other elements to maintain internal consistency.

WHAT'S NEW?

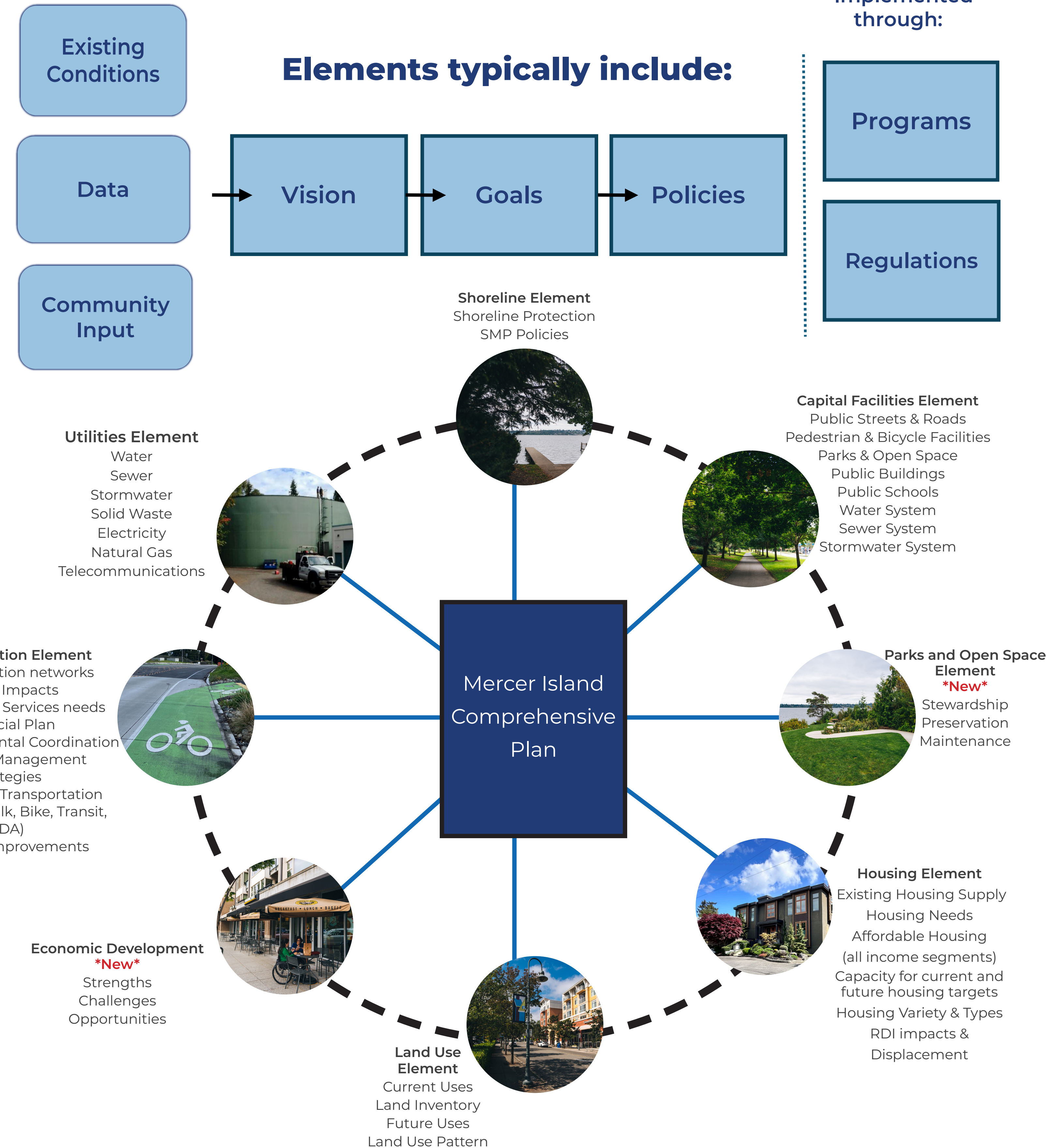
Washington State, the region, and Mercer Island are constantly changing and evolving, influenced by various influences and factors. As such, the City's Comprehensive Plan requires regular review and amendments to meet new state mandates, fulfill regional growth requirements set forth by the Puget Sound Regional Council (PSRC), and align with the community's vision.

Mercer Island is required to periodically review and, if necessary, update its comprehensive plan every ten years, with the current deadline set for December 31, 2024.

During this Periodic Update, the City will introduce two new elements:

- **Economic Development**
- **Parks and Open Space**

Additionally, the **existing Housing Element has undergone significant rewriting** to ensure compliance with new state and regional requirements.



Interviews

City Council Presentation

Planning Commission Review

Survey

Community Workshop Open House

Element	2022			2023				2024					
	Spring	Summer	Fall	Winter	Spring	Summer	Fall	Winter	Spring	Summer	Fall	Winter	
	Drafting Stage							Finalizing & Adopting Stage					
Economic Development													
	Economic Workgroup (EDWG)												
Land Use													
Housing													
	Housing Workgroup (HWG)												
Other Elements - Transportation - Capital Facilities - Utilities - Parks & Recreation													
Comprehensive Plan	Resolution 1621 Scope of Work, Public Participation Plan, Master Schedule												
	Public Comments during Element Drafting and Review												

UPCOMING EVENTS

- May 8 Planning Commission Open Space Zone Briefing
- May 29 Planning Commission Comprehensive Plan Public Hearing
- June 5 Planning Commission Recommendation to the City Council
- June 12
- July 16 (tentative) City Council Briefing on the Planning Commission Recommendation
- Dec 31 Deadline to adopt the Comprehensive Plan



THE LAND USE ELEMENT:

- Provides direction for the city's land use and its physical development.
- Emphasizes and encourages a mix of land uses.
- Supports and accommodates future growth in a sustainable manner.
- Is consistent and interrelated with other Elements

WHAT'S NEW IN KEY GOALS?

Outside of the Town Center

LU-15 & LU-16 Policies. UPDATED to be consistent with substantially rewritten Housing Element.

LU-17. UPDATED. The allowed uses in commercial and mixed-use zones balance the City's economic development and housing needs.

LU-19 Policies: Amendments to be consistent with the Parks and Open Space Element.

LU-20 Policies: Policies either moved to other Land Use Goals or removed because they were addressed in the Parks and Open Space (PROS) Element.

LU-26: Climate Change. UPDATED to align with the Climate Action Plan.

LU-27. NEW. Reduce community-wide greenhouse gas emissions.

LU-28. UPDATED to align with the Climate Action Plan.

LU-29 Policies. UPDATED to describe the implementation process for the Land Use Element

INTERCONNECTED

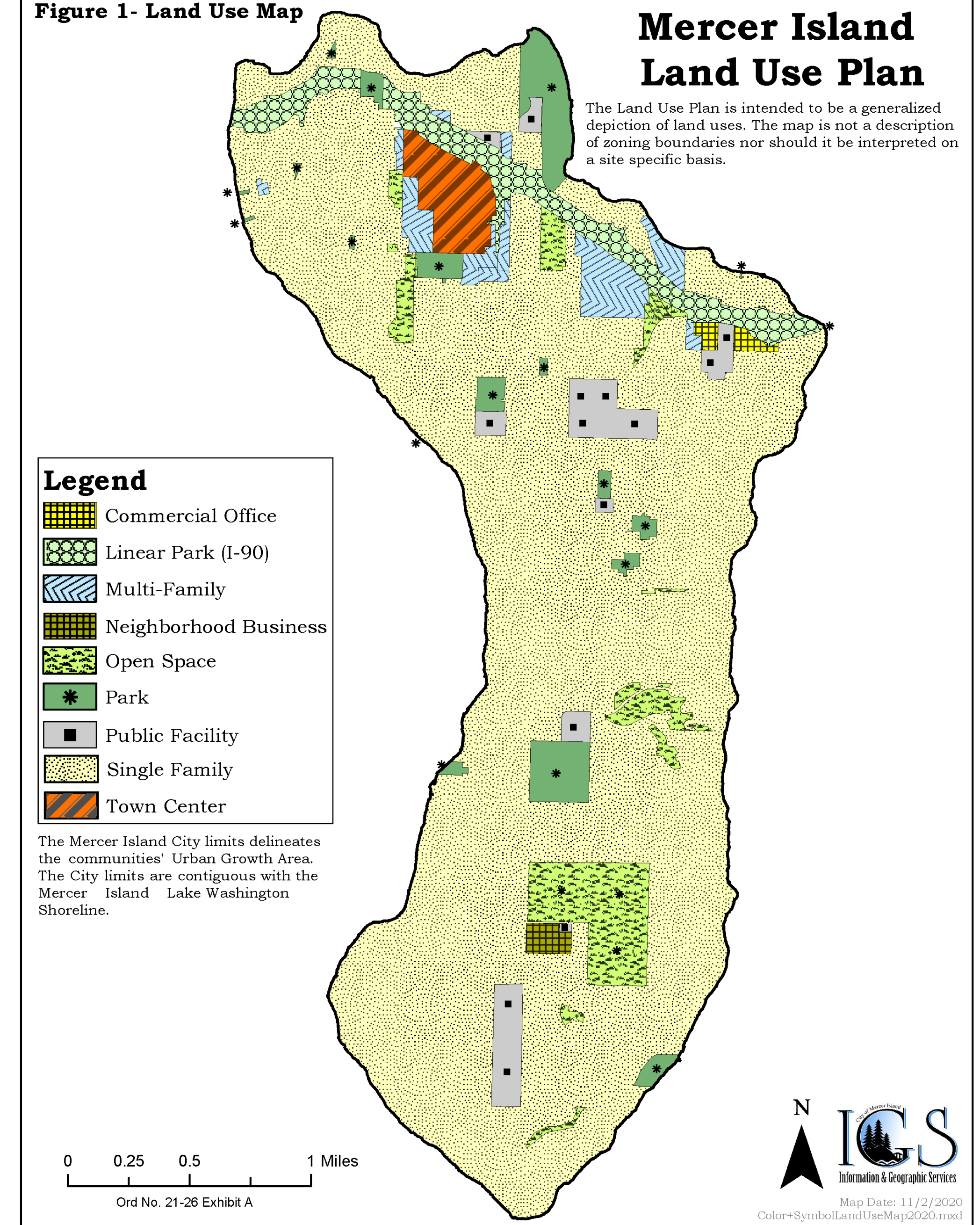
The Land Use Map is interconnected with other elements in the Comprehensive Plan. Changes to land use affects those elements, including:



COMING SOON

The Land Use Map will see some minor changes and updates to align with the new Parks and Open Space Element.

Figure 1- Land Use Map



PURPOSE

- Provides the policy approaches the City will take to manage projected growth and accommodate its housing needs.

WHY WAS IT REWRITTEN?

Changes in state laws related to housing have resulted in redrafting this element to:

- **Comply with HB 1110:** Requires cities to allow multiple middle housing units on a single lot
- **Comply with HB 1220:** Requires cities to plan and accommodate housing that is affordable to all income levels. This includes:
 - Planning for sufficient land capacity for all economic segments,
 - Allowing for moderate density housing, and
 - Identifying racially disparate impacts (RDI), taking measures to address these impacts, and reduce the risk of displacement.

KEY GOALS

- **Overall: NEW.** Provide housing affordable for all income levels.
- **Affordable Housing: NEW.** Households of all income levels can afford to live in Mercer Island because of the housing mix.
- **Racially Disparate Impacts (RDIs): NEW.** Undo identified RDIs, avoid displacement, and eliminate exclusion in housing.
- **Anti-Displacement: NEW.** Reduce and mitigate displacement risk as regulations change and development occurs.
- **Residential Regulation:** Balanced regulations that safeguard public health, safety and welfare.
- **Implementation:** Implement the Housing Element in a timely & efficient manner.

WHAT'S NEW?

- Element completely rewritten due to Washington State HB 1110 and HB 1220.
- By 2044, an expected growth of **1,239 households**.
- Existing land capacity: **1,429 additional housing units**.



What is HB 1220?

HB 1220 amended the Growth Management Act to require local governments to

“plan for and accommodate housing affordable to all income levels.”

To comply, Mercer Island must make the following updates:

- **Plan for sufficient land capacity to address the housing needs** of all economic segments in the community.
 - identifying housing types and areas in the City with capacity to accommodate housing units at each affordability level
- **Incorporate provisions for moderate-density housing types** (e.g., duplexes, triplexes, townhomes).
- **Adopt policies, identify programs, and implement strategies** to support and enable the production of housing units to accommodate projected housing needs for all economic segments as allocated by income segments by King County to Mercer Island consistent with the Puget Sound Regional Council (PSRC) VISION 2050 and the GMA.
- **Identify racially disparate impacts, displacement, and exclusion** in housing policies and regulations and take steps to undo any impacts; and identify areas at higher risk of displacement and include anti-displacement policies.



How is Mercer Island’s housing growth target determined?

King County developed Countywide Planning Policies (CPPs), a shared framework for how to manage regional growth and its adopted growth targets for the region.

King County allocates these growth targets to each jurisdiction and directs each jurisdiction to address affordable housing needs and the condition of its existing housing supply.

Established by the King County CPPs, each jurisdiction must plan for and accommodate its allocated share of countywide future housing for moderate-, low-, very low-, and extremely low-income households.

Housing Element Changes: HB 1220

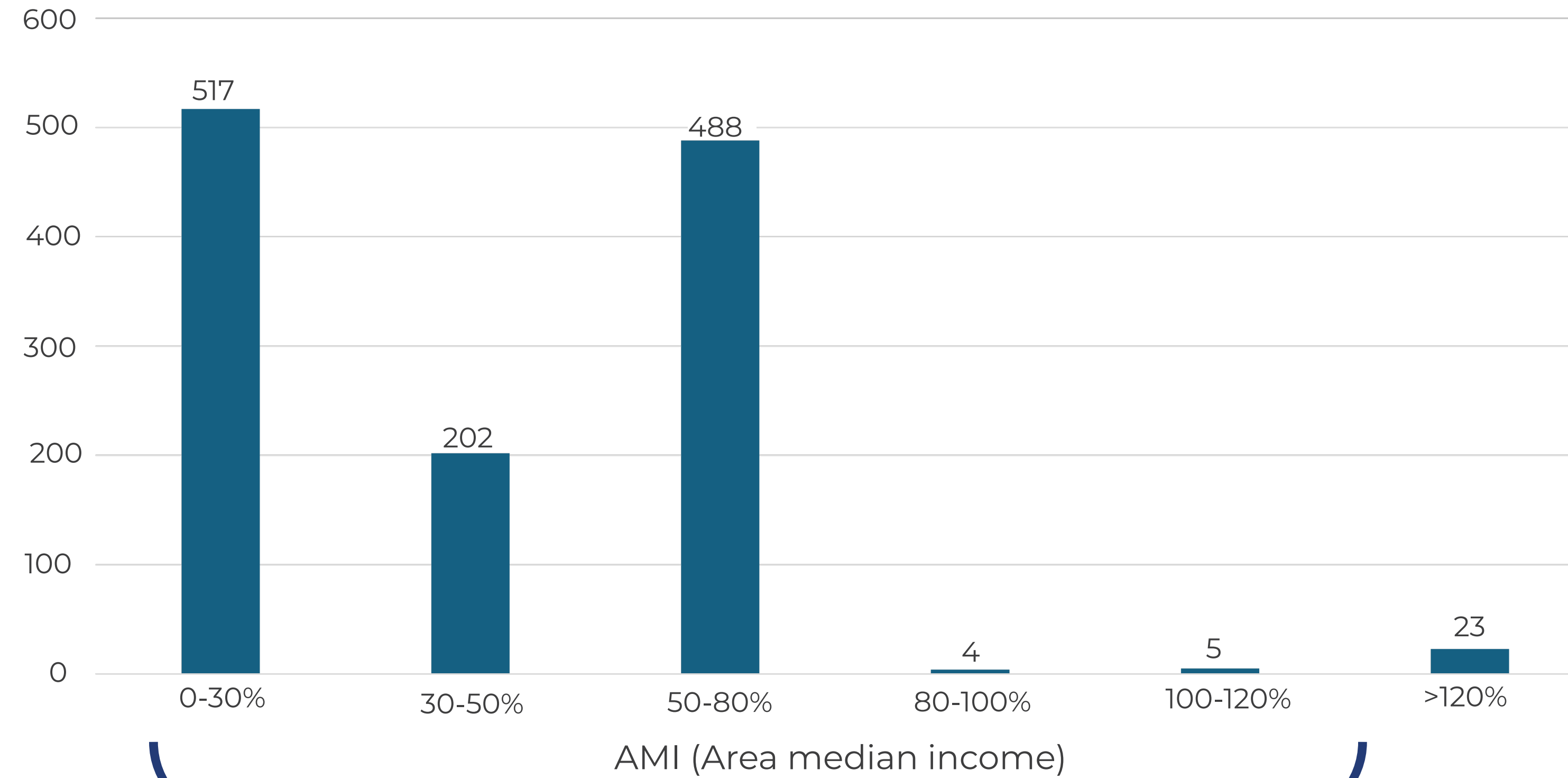
WHAT IS HB 1220?

“plan for and accommodate housing affordable to all income levels.”

- Plan for sufficient land capacity to address the housing needs of all economic segments in the community.
- Incorporate provisions for moderate-density housing types
- Adopt policies, identify programs, and implement strategies
- Identify racially disparate impacts, displacement, and exclusion in housing policies and regulations

Land Capacity
Citywide Capacity:
1,428 new units
Multifamily Capacity:
1,073 new units
Multifamily Need:
1,216 new units
Multifamily Deficit:
143 units

CITY'S PERMANENT HOUSING NEW NET NEED 2019-2044



Given high costs, affordable housing for households with income between 0 - 120% AMI are likely to be accommodated in zones that permit multifamily and mixed-use development.

To provide more capacity for multifamily dwelling units, the city must **increase capacity in zones that permit multifamily housing units (Town Center, Commercial Office)** or allow multifamily housing in other zones where it is not currently allowed.

To address this shortfall, the city proposes:

- allowing multifamily residential uses in the Commercial Office (C-O) Zone, and
- increasing the maximum building height in some Town Center subareas by an additional story.



KEY FINDINGS FROM THE CITY'S RACIALLY DISPARATE IMPACTS EVALUATION

- Renters have a 20 percent higher cost burden than homeowners, regardless of race.
- Households of color are 8 percent more likely to face housing cost burdens compared to White households.
- Black or African American households in Mercer Island are experiencing severe housing cost burden at more than double the rate of any other racial group.

Housing Types & Needs

1,239 new homes are required to fulfill Mercer Island's housing growth targets from 2019 to 2044

Mercer Island's housing needs are distributed among different income groups based on the area median income (AMI) and the # of dwelling units (DU) allocated for each income group.



HOUSING NEED DISTRIBUTION BY INCOME GROUP

0-30% AMI	31-50% AMI	51-80% AMI	81-100% AMI	101-120% AMI
517 DUs	202 DUs	488 DUs	5 DUs	4 DUs
39%	16%	42%	<1%	<1%

Source: King County 2021 Countywide Planning Policies, Ordinance 19660 (Table H-1)

City of Mercer Island- Housing Costs			
Housing Type	Sale Price or Monthly Rent	Monthly Cost	Annual Income Needed
Single-Family	\$2.62 Million	\$15,867	\$634,680
Condominium	\$662,179	\$4,085	\$163,400
Apartment	\$2,578 / month	\$2,528	\$101,120

Source: Washington Center for Real Estate Research (WCRR); Mercer Island Land Capacity Analysis (LCA) Supplement (AB 6385)

HOUSING AFFORDABILITY

- 26% of the 9,758 households in Mercer Island are either cost burdened (1,114) or severely cost burdened (1,469). Households are generally considered cost burdened if housing expenses, including utilities, cost more than 30% of their income. Severe cost burden is when a household's housing costs are greater than 50% of their income.
- Renters experience higher rates of housing cost burden than owners. Severe cost burden is borne by both very low- and very high-income homeowners
- Mercer Island has 102 total rent-restricted units available.

Due to the high housing costs on Mercer Island, those who earn less than 120% of the Area Median income (AMI) are likely to be accommodated in areas of the city where multifamily housing is permitted.*

*2023 Mercer Island Land Capacity Analysis (LCA)

HOUSING SUPPLY

- Almost two-thirds of Mercer Island's housing stock are detached single family units.
- Nearly half of the city's homes have 4+ bedrooms.
- Most of Mercer Island's homes are 40- to 60-years old.

HOUSING MARKET TRENDS AND CONDITIONS

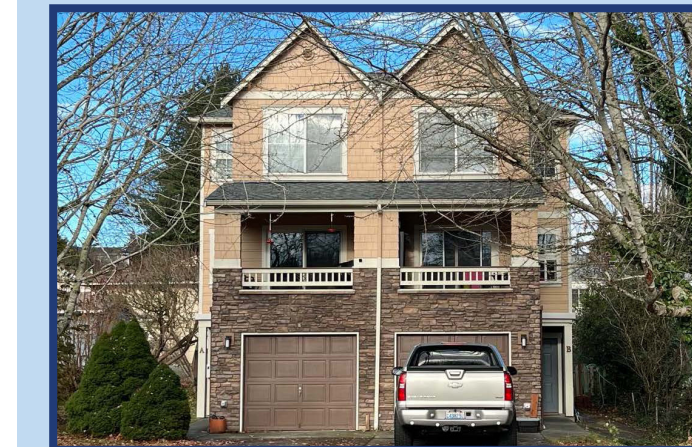
- Home prices are near the highest in the region.
- The average sale price of condominiums and townhomes is affordable to households earning 112 percent of the area median income.
- Only 6% of housing units in Mercer Island are valued at less than \$500,000.
- Growth in home value outpaced growth in income.
- The average monthly rent is affordable to households earning around 70% of the AMI

The Area Median Income (AMI) for King and Snohomish Counties in 2024 is **\$147,400 for a family of four.**



WHAT IS MODERATE DENSITY HOUSING?

DUPLEXES



TOWNHOUSES



COTTAGE HOUSING



COURTYARD APARTMENTS



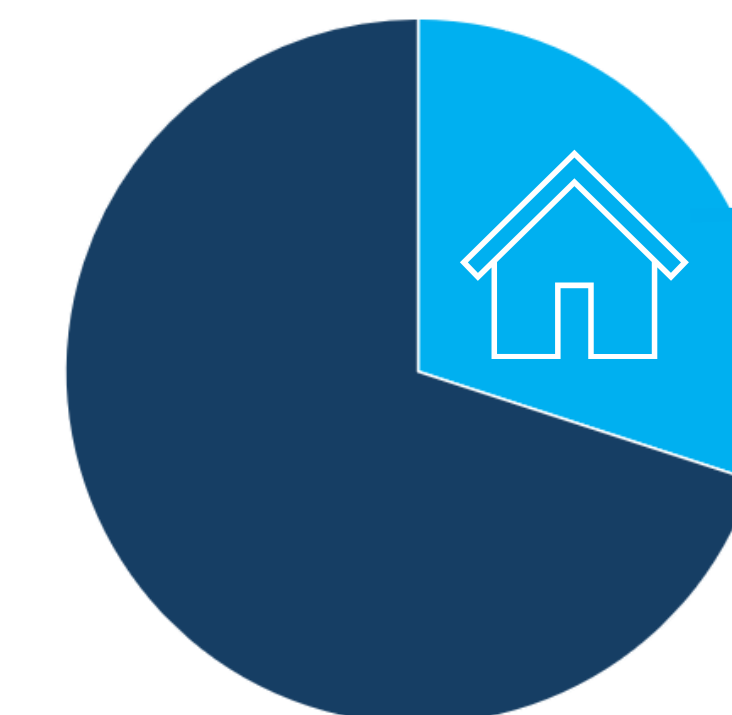
STACKED FLATS



TRIPLEXES - SIXPLEXES



WHAT IS AFFORDABLE HOUSING?



No more than **30% of a household's monthly income** goes to housing costs including utilities

Housing Types

Single Family Home



Single Family Home with ADU



Duplex



Triplex



Fourplex



Five- to Sixplex



Cottage Housing



Townhouse



Courtyard Apartment



Stacked Flats



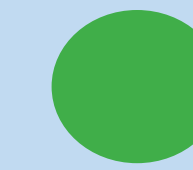
Condominium



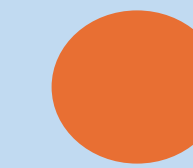
DADU / Cottage



Directions



What kind of housing do you live in now? Place **a green dot**.



What kind of housing would you consider living in the future? Place **1-3 orange dots**.

Use **sticky notes** to write comments.

Other Housing Types

Place sticky notes below



THE TRANSPORTATION ELEMENT

- Ensures that planning for all modes of transportation in the City aligns with the broader, long-term goals and policies of the other elements with a focus on accommodating housing and job growth permitted in the Land Use Element.
- Reflects concurrency, a requirement that transportation facilities are consistent and adequate enough to serve new development based on level-of-service (LOS) standards for performance. As the City grows, the transportation facilities keep pace with changes in demand.
- Goals and policies include:
 - Land Use Assumptions for estimating travel patterns
 - Traffic Impacts for assessing traffic effects on I-90
 - Facilities and Services needs
 - Financial Plan
 - Intergovernmental Coordination efforts
 - Demand Management Strategies
 - Nonmotorized transportation components



UPCOMING PROJECTS

Check out the City's 2024-2029 Transportation Improvement Plan (TIP) for upcoming transportation upgrades and improvements. Updated annually, it covers city roadway, pedestrian, bicycle, and other transportation projects



**Provide your feedback and comments
through June 4.**

GOALS

- T-1.** Encourage the most efficient use of the transportation system through effective management of transportation demand and the transportation system.
- T-2.** Receive the maximum value and utility from the City's investments in the transportation system.
- T-3.** Minimize negative transportation impacts on the environment.
- T-4.** Provide transportation choices for travelers through the provision of a complete range of transportation facilities, and services.
- T-5.** Comply with local, regional, state and federal requirements
- T-6.** Ensure coordination between transportation and land use decisions and development.
- T-7.** Provide a safe, convenient, and reliable transportation system for Mercer Island.
- T-8.** Preserve adequate levels of accessibility between Mercer Island and the rest of the region.
- T-9.** Balance the maintenance of quality Island neighborhoods with the needs of the Island's transportation system.
- T-10.** Maintain acceptable levels of service for transportation facilities and services on Mercer Island.
- T-11.** Ensure parking standards support the land use policies in the Comprehensive Plan.
- T-12.** Promote bicycle and pedestrian networks that safely access and link commercial areas, residential areas, schools, and parks in the City

Utilities and Capital Facilities

UTILITIES ELEMENT: describes the general location, capacity, and provider of existing & proposed utilities.

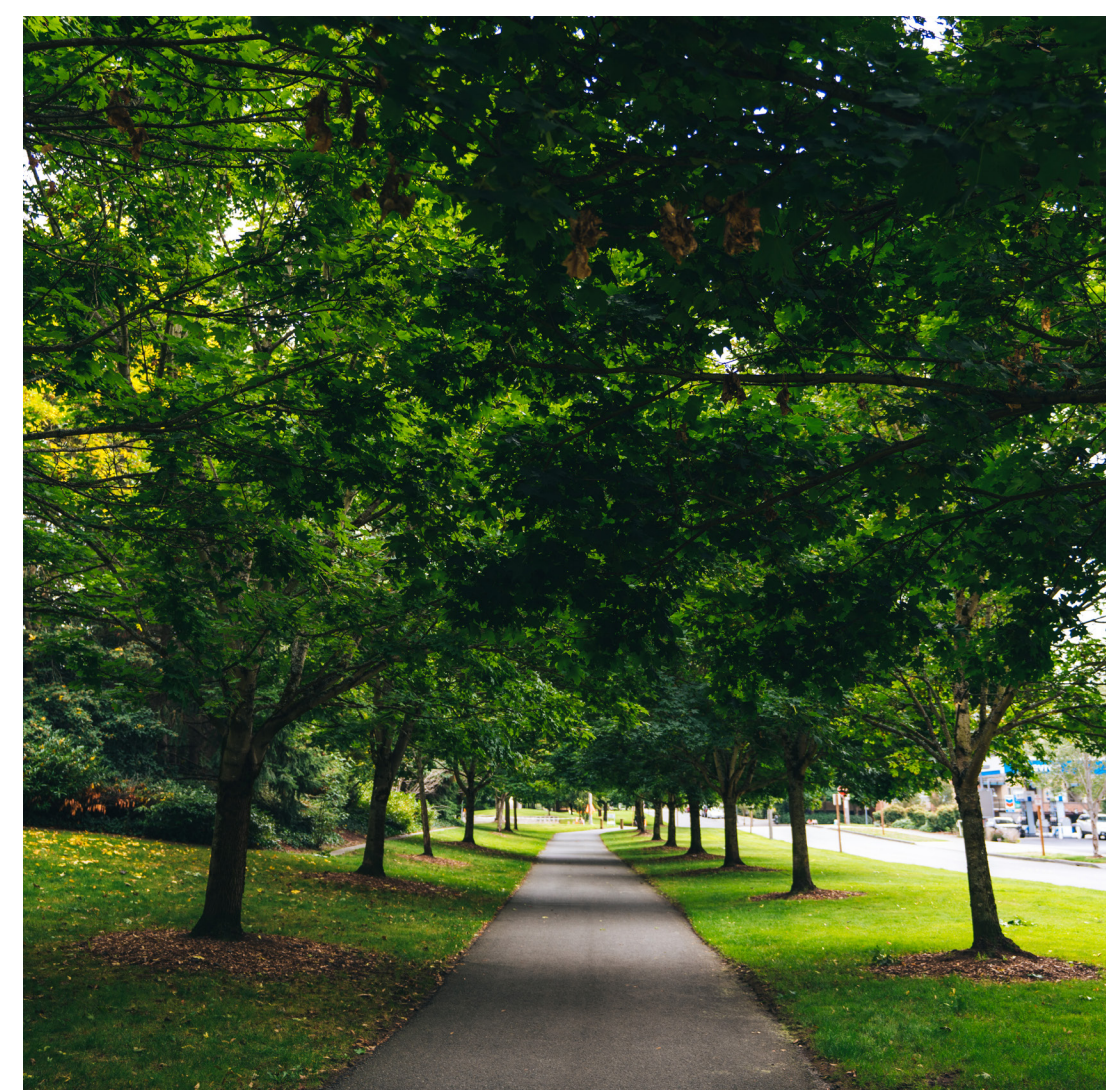
CAPITAL FACILITIES ELEMENT: catalogs current public facilities. The element includes strategies for capital planning, financing, and revenue sources to support growth.

BOTH ELEMENTS:

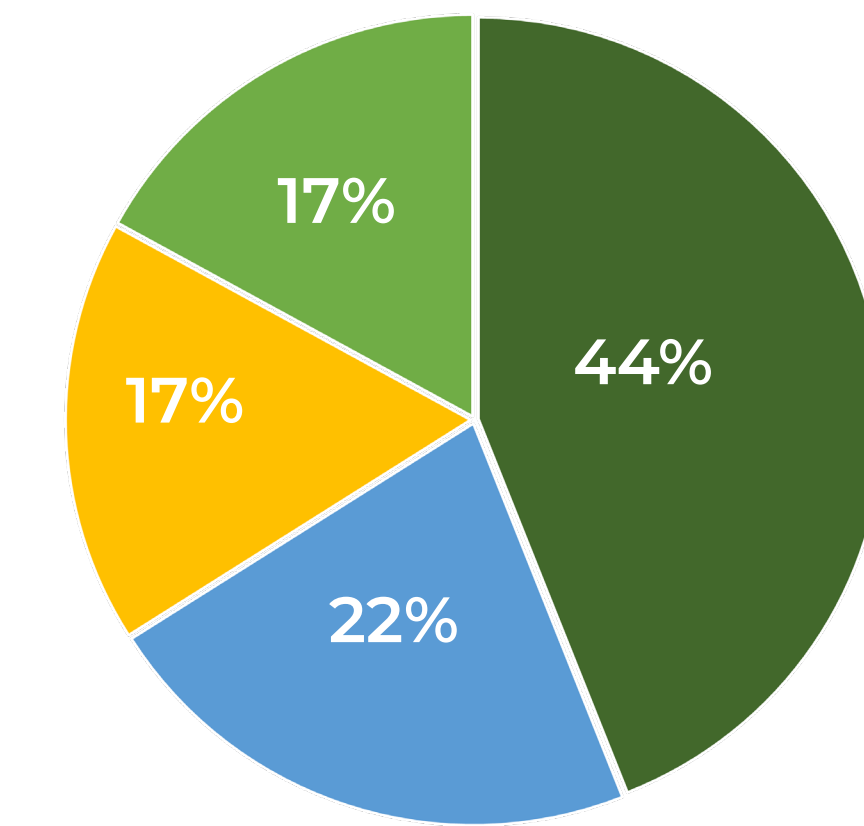
- Assess capacity to meet the current and future needs based on planned growth out to 2044.
- Discuss existing “level of service” standards, and the investment needed to achieve or maintain them.

WHAT’S NEW?

- Updated information on current services provided, level of service, and financial assumptions to support the 20-year growth forecast
- Signed a 20-year contract in 2020 with Puget Sound Energy for carbon-free wind power to operate all City government operations.
- Adopted the PROS (Parks, Recreation and Open Space) plan in 2022.



CAPITAL FACILITIES BUDGET FORECAST



- Utilities
- Streets, Pedestrian, and Bicycle Facilities
- Buildings, Equipment, and Technology
- Parks, Recreation, and Open Space

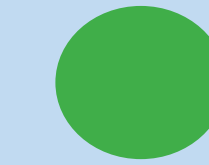
Includes

- Parks & Open Space
- Public Buildings
- Public Schools
- Telecommunications
- Public Streets & Roads
- Pedestrian & Bicycle Facilities

- Water
- Sewer
- Solid Waste
- Electricity
- Natural Gas
- Stormwater



Directions



Place **green dots** on the goal you think should be top priorities.

Use **sticky notes** to write comments.

THE *NEW* ECONOMIC DEVELOPMENT ELEMENT:

- Articulates the City’s strategy through 2044 for fostering and enhancing the local economy
- Sets goals and policy direction aimed at leveraging the city strengths, capitalizing on opportunities, and building resilience in the local economy to overcome challenges.

The Draft Element was prepared by the Economic Development Work Group (EDWG), comprising two Planning Commissioners and three City Councilmembers.

The EDWG convened eleven times between June 2022 and June 2023 to develop the draft element, ultimately making a recommendation on the draft element and implementation plan on June 8, 2023.

WHAT GOALS SHOULD THE CITY FOCUS ITS EFFORTS ON FOR THE NEXT 5 YEARS?

SUPPORTING & IMPROVING THE BUSINESS ECOSYSTEM	The City of Mercer Island actively fosters a healthy business ecosystem.
	Mercer Island’s healthy business ecosystem attracts entrepreneurs, businesses, and investment.
	Existing businesses thrive as the cornerstone of Mercer Island’s business ecosystem.
	The business ecosystem on Mercer Island is sustainable in that it meets the social, environmental, and economic needs of residents now and in the future.
REGULATORY ENVIRONMENT IMPROVEMENTS	The City actively reduces the regulatory burden created by commercial development regulations and permitting processes to support a healthy business ecosystem, entrepreneurs, and innovation in business.
	The Mercer Island business ecosystem includes a diversity of goods and services enjoyed by residents and visitors.
BUSINESS ATTRACTION	The commercial areas in Mercer Island, and especially the Town Center, are lively, vibrant gathering places for the community and visitors.
	Commercial areas are attractive and inviting to the Mercer Island community and visitors.
CUSTOMER ATTRACTION	Public space in Town Center is plentiful, providing residents and visitors places to gather, celebrate, and socialize.
	Mercer Island residents and visitors can safely access commercial areas.

THE SHORELINE ELEMENT:

- Contains the goals and policies of the City's approved Shoreline Master Program (SMP)
- The SMP was last updated in 2020, with modified standards regarding the repair of existing piers, no changes were made to the goals or policies since that last periodic update in 2015.

GOALS

SMP-1 - Public Access: Increase and enhance public access to and along the Mercer Island Shoreline where appropriate and consistent with public interest, provided public safety, private property rights, and unique or fragile areas are not adversely affected

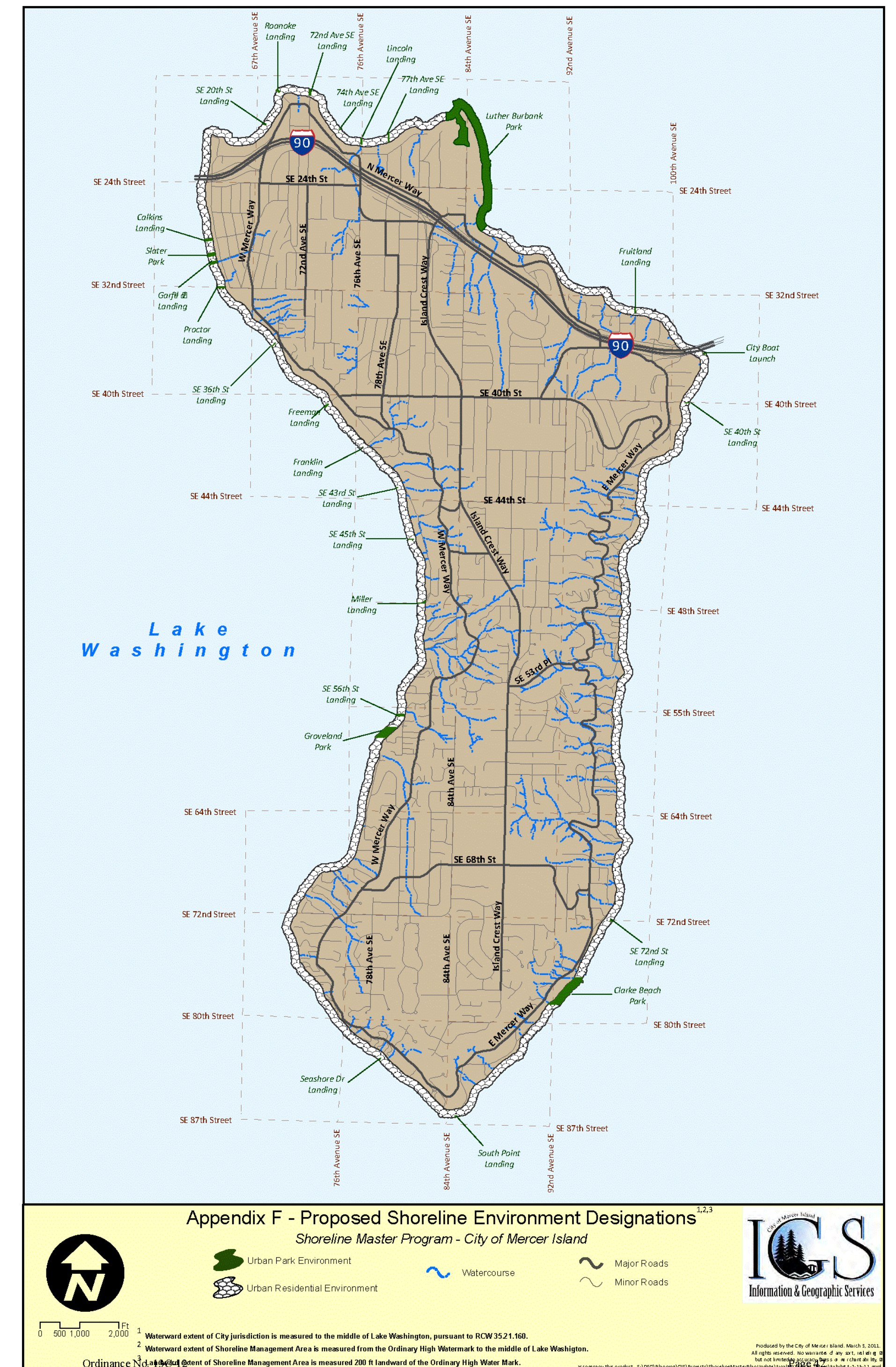
SMP-2 - Conservation and Water Quality: The resources and amenities of Lake Washington are to be protected and preserved for use and enjoyment by present and future generations.

SMP-3 – Specific Shoreline Uses and Activities: Ensure that the land use patterns within shoreline areas are compatible with shoreline environment designations and will be sensitive to and not degrade habitat, ecological systems, and other shoreline resources.

SMP-4 – Recreational Development: Water-dependent recreational activities available to the public are to be encouraged and increased on the shoreline of Mercer Island where appropriate and consistent with the public interest.

SMP-5 – Residential Development: Existing residential uses are to be recognized, and new residential construction will be subject to certain limitations where applicable..

SMP-6 – Transportation Facilities: A balanced transportation system for moving people and goods is to be encouraged within existing corridors.



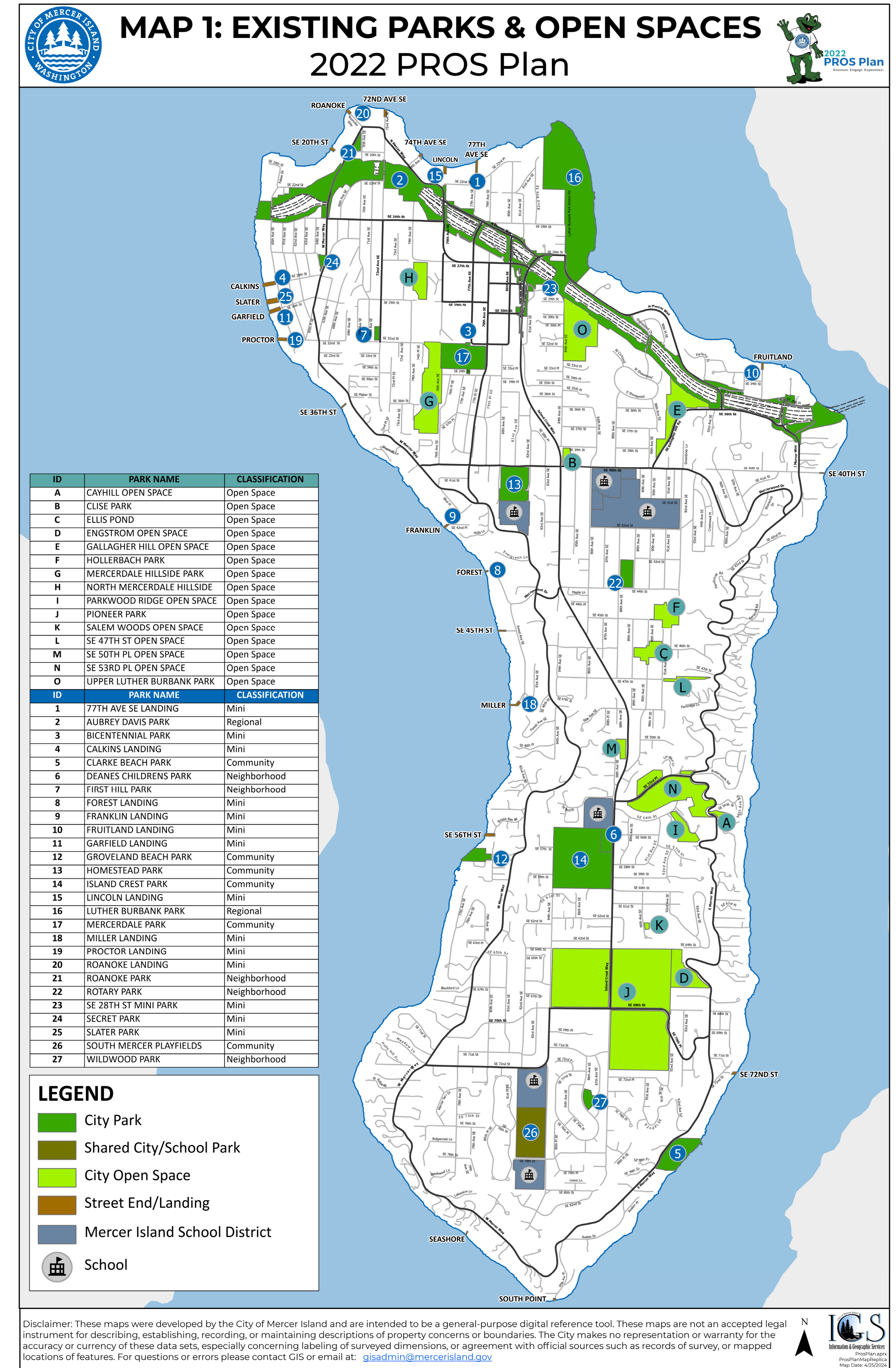
THE PARKS AND OPEN SPACE ELEMENT

- NEW element.
- Adopts the most recent version of the Parks, Recreation and Open Space (PROS) Plan by reference.
- Policy direction to establish an Open Space zone and Park zone.

***NEW* Element!**
Provide feedback on the proposed Open Space Zone at the Planning Commission briefing on May 8

GOAL

- **P&OS – 1.** Continue to maintain the Island's unique quality of life through the stewardship, preservation, and maintenance of parks, open spaces, trails, and recreational facilities.





Find out more!

Check out our project website to view the latest drafts of the Comprehensive Plan and take our survey!



Have questions or interested in learning more?

Head to the Comprehensive Plan Periodic Update's project webpage letstalk.mercergov.org/comprehensive-plan-periodic-update

to learn more about Comprehensive Plan Periodic Update process and other ongoing City projects at the City.

For background information and access to public drafts of new and amended Elements of the Comprehensive Plan, please visit the project website



Upcoming Events

- | | |
|-------------------------------|---|
| May 8 | Planning Commission Open Space Zone Briefing |
| May 29 | Planning Commission Comprehensive Plan Public Hearing |
| June 5 & June 12 | Planning Commission Recommendation to City Council |
| July 16
<i>(tentative)</i> | City Council Briefing on the Planning Commission Recommendation |
| December 31 | Deadline to adopt the Comprehensive Plan |

Have a Public Comment or Question?

Email: Comp.Plan@mercerisland.gov

Welcome to Tonight's Open House
May 1, 2024 | 6:00-8:00 PM

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May 1, 2024 | 6:00-8:00 PM

Comprehensive Plan Periodic Update

Thank you for joining us tonight to learn about the **periodic review of Mercer Island's Comprehensive Plan**. Washington State's Growth Management Act(GMA) requires this periodic review every 10 years to ensure compliance with state law and reflect changes in the community. This periodic review updates must be completed by the end of 2024, with a new 20-year planning horizon extending to 2044.

Tonight is an opportunity to **learn about** the progress and findings of this periodic review and the **proposed amendments** updating existing elements, as well as the inclusion of **two new elements: Economic Development & Parks and Open Space**.

↩ Flip the page to explore the timeline of the Comprehensive Plan Periodic Update!

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↩ Flip the page to explore the timeline of the Comprehensive Plan Periodic Update!

Have questions or want to learn more?

Visit the Let's Talk Mercer Island Comprehensive Plan Periodic Review's webpage letstalk.mercergov.org/comprehensive-plan-periodic-update

Find:

- **Public Review Drafts** of each amended element and the two new elements.
- **Technical Documents** containing analysis and supporting information developed during this periodic review, used to evaluate proposed updates
- **Take the Survey** open until May 8 & review prior surveys

We appreciate your time attending this Open House and completing the survey.

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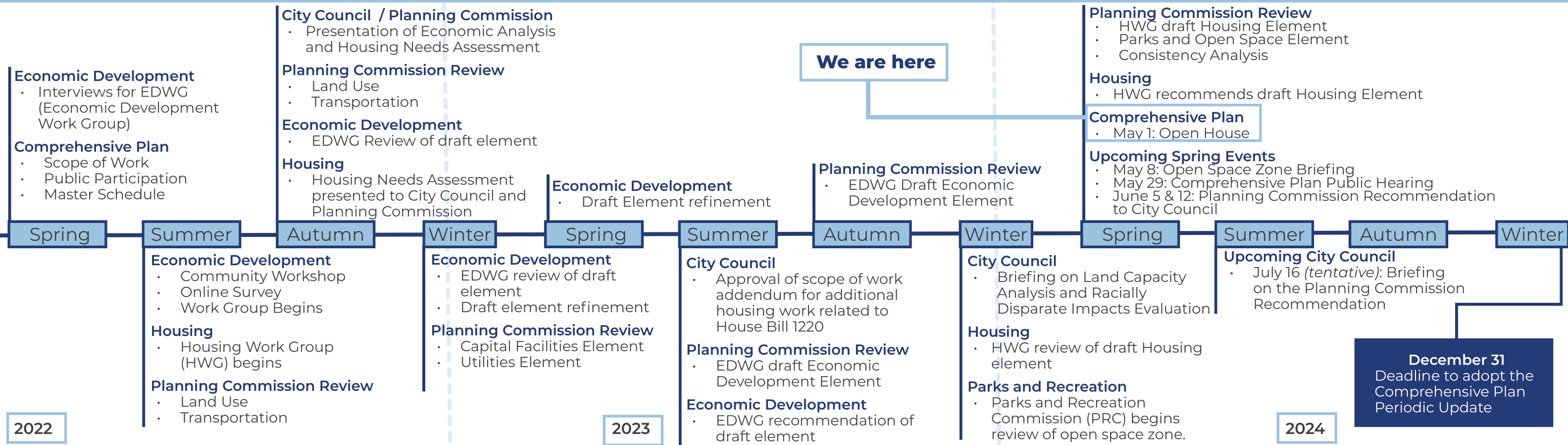
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Timeline



Timeline



COMPREHENSIVE PLAN COMMUNITY OPEN HOUSE: SIGN IN



	NAME	EMAIL
1	JOTHAN HALL	JRHLODCK@COMCAST.NET
2	GARY ROBINSON	Dgarobinson@comcast.net
3	LORI ROBINSON	MRS.ROBINSON@COMCAST.NET
4	Daniel Baker	daniel@danielbaker.com
5	Olivia Baker	oliviabaker22@gmail.com
6	Boreth (Terry) Long	terry.long.re@gmail.com
7	Tana Senn	Tana.senn@lp.wa.gov
8	Roberta Lewandowski	roberta@lewandowski.com
9	Ying Lei	ying.lei@live.com
10	Ryan Smith	rsmith@martinsmith.com
11	Michelle Asmuth	MASMUTH12@gmail.com
12	LUCIA PIRZIO BIROLI	lucia@ectypos.com
13	PETER STRACK	StrackM@i@aol.com
14	Christa Nielsen	csnielsen@comcast.net
15	Kenneth Loen	loenk@hotmail.com
16	Tom Acker	TACKER GNGUNDR@Comcast.net

COMPREHENSIVE PLAN COMMUNITY OPEN HOUSE: SIGN IN



NAME	EMAIL
1 MATT GOLDBACH	BLKSHIP@YAHOO.COM
2 GREG TADLOCK	GT@TSRI.COM
3 Joanna Sheppard	jsheppard@newsheppards.com
4 Emily Tadlock	emily@newcastlelog.com
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11 CONNOR DIMICK	connordimick93@gmail.com
12 Marie Bender	marie.bender@mmbender.com
13 Ben Menger	mengerb@gmail.com
14 Bill Severson	bill.severson120@gmail.com
15 Meredith Lehr	meredith.lehr@outlook.com
16 Cristina Martinez	cristina@famsanmar.com

For help setting the stage
so people understand what
AMI %s really mean, maybe we
can call some of the multi-family
"Teacher Housing"

You are not aware of toxic
herbicides please do
something Thank
you

0

We should get fiber internet for the entire island, not just the middle & high school.

- Allow multifamily housing in more areas of the city
- Please don't place all multifamily housing directly adjacent to the highway.
- Consider at least 5 to 6 stories for multifamily housing, up to 8 stories would be ideal to allow affordability.
- Ensure mixed-use zoning near new affordable housing for access to amenities.
- Upzone more areas near transit. Especially 1/2 mile radius near light rail station.

- Kill the off-island PC idea!

- AB1110 needs to be considered as part of the growth targets while 1220 is the pacing item, we still need to plan for the end of single family zoning.

- Island Crest "missing link" is a TIP priority.

- I'd like to see pockets of multi-family to include townhouses and duplexes in the single family zones where it makes sense.

What type of data will inform your decision on the Island Crest Corridor between Island Park and 68TH?

Put flashing pedestrian lights on 84TH & 75^E by JMS. Signs are hard to see and kids use this corridor to walk to school

Is there some economically feasible way to use storm water runoff to water beach areas (grass) at Cleveland Park. - Need reservoir & pipes.

Do not put gravel next to bike paths. Cyclists will ride in the center of the path to avoid it and avoiding slipping on the gravel

We need fiber internet on the Island. We should add piping + potential conduit ^{everytime} ~~when~~ we replace utility pipes, going forward.

Increase public charging stations!

Bike Lanes

- They aren't used on the Mercers because materials that cause flats and accidents are in them.
- Bike lanes on 84th are never used. People (Adults) ride in street. Youth drive on sidewalks. This is a waste of funds.

Commercial Office Zone

The city lacks the infrastructure needed (broad band) to attract companies to Mercer Island.

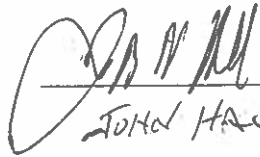
By alerting the community of counting - you can skew the results.

- What is your control group.
- Reason for communication was to reduce calls.
- How many calls do you receive?

Do not remove the trees on the west side of ICW between Island Park elementary and 68th. These provide a barrier between cars and pedestrians.

Please add this preamble to the Housing Chapter:

Mercer Island is primarily a single-family zoned community. Large minimum lot sizes and a low gross floor area to lot ratio, combined with yard setbacks and limits on impervious surfaces, contribute to the rural character of the single-family zones that Islanders cherish. These regulations also support the retention of mature trees and vegetation, which capture carbon, limit solar heat, and provide habitats for birds and woodland animals. In 2017, new regulatory limits were adopted for our single-family zone after a years-long process involving extensive citizen participation and public processes. These adopted regulatory limits, including minimum lot size, height limits, impervious surface limits, yard setbacks, gross floor area to lot area ratios, and onsite parking minimums, preserve the rural character of our single-family zone and will not be changed as part of these amendments to our comprehensive plan.



John Hall Printed Name

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Cathie Hogg Printed Name

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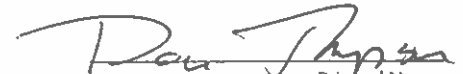
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Kyoto Matsuda

Printed Name

Something has to be done to stop all the mature trees from being cut down for development. And there should not be allowed a fee-in-lieu for being allowed to remove trees, and the the penalty & fees need to be in 1000's not 100's

2024 - 2044

Comprehensive Plan Periodic Review Survey

SURVEY RESPONSE REPORT

03 August 2018 - 20 May 2024

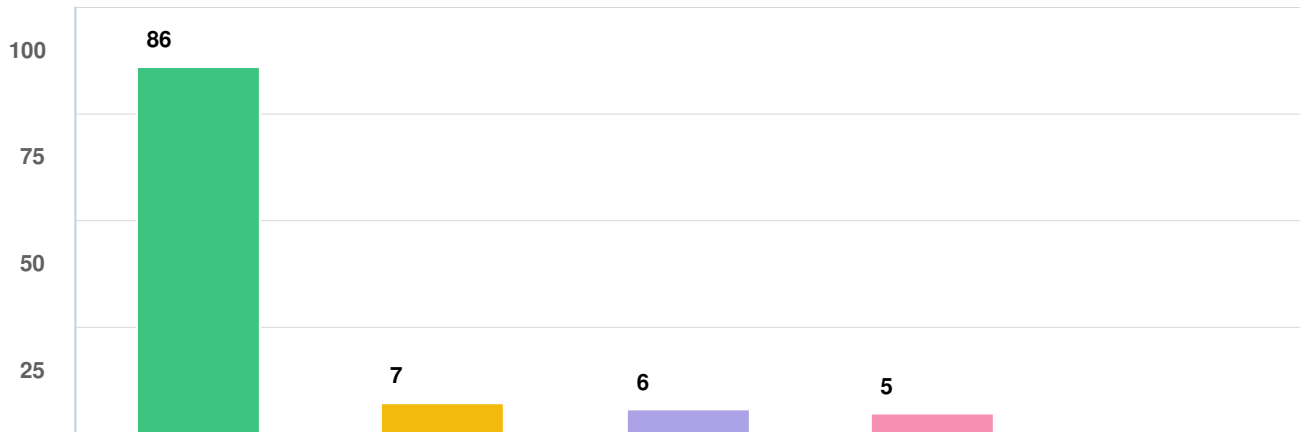
PROJECT NAME:

Comprehensive Plan Periodic Review



SURVEY QUESTIONS

Q1 What best describes your relationship with Mercer Island? Use all that apply.

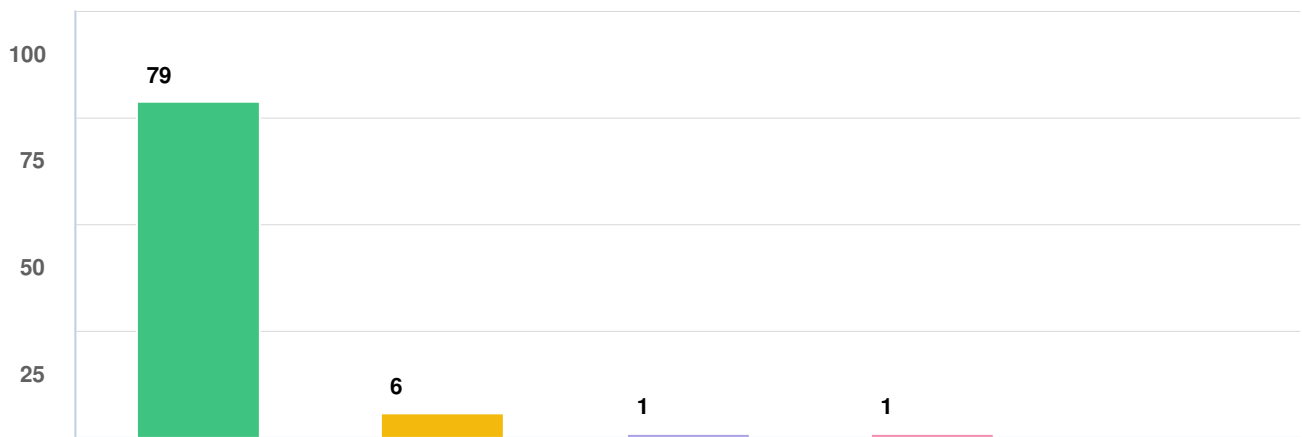


Question options

- I live in Mercer Island
- I work in Mercer Island
- I own a business in Mercer Island
- I visit Mercer Island for services and amenities
- Other (please specify)

Mandatory Question (87 response(s))
 Question type: Checkbox Question

Q2 What best describes your current living situation? Select the best fit.

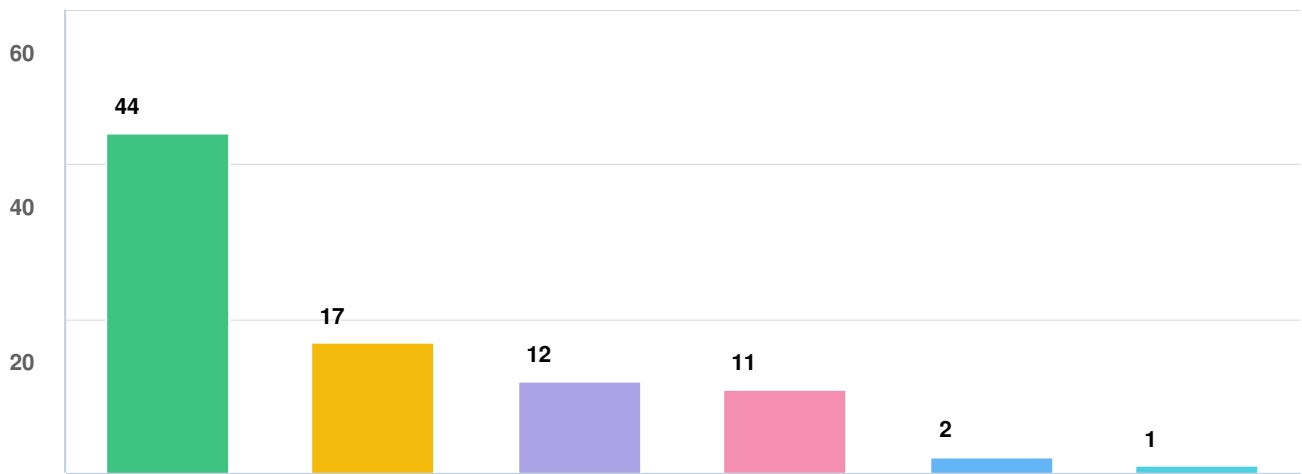


Question options

- Own home in Mercer Island
- Rent home in Mercer Island
- Rent home outside of Mercer Island
- Other (please specify)
- Own home outside of Mercer Island

Mandatory Question (87 response(s))
 Question type: Checkbox Question

Q3 How long have you lived in Mercer Island?

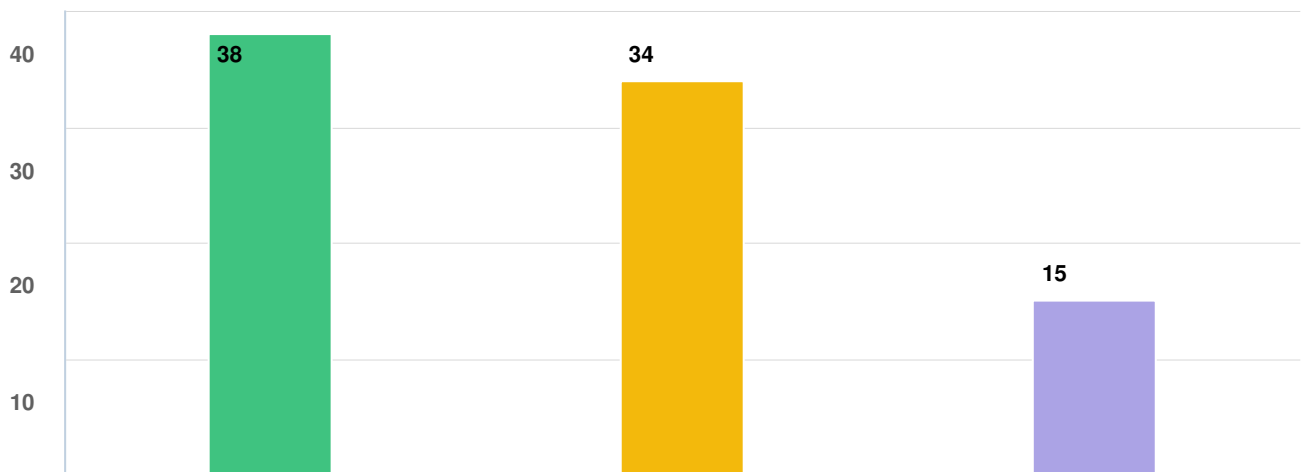


Question options

- Over 20 years
- 11-20 years
- 5-10 years
- 3-4 years
- Less than 2 years
- I don't live in Mercer Island

*Mandatory Question (87 response(s))
Question type: Checkbox Question*

Q4 What part of Mercer Island do you spend the most time in?

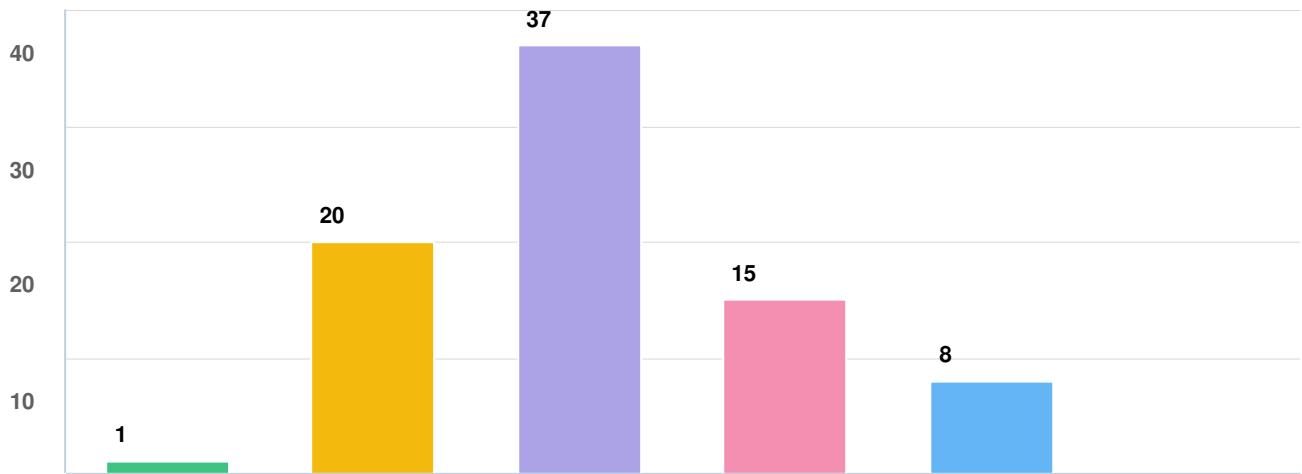


Question options

- North-end: North of SE 40th Street
- Mid-Island: Between SE 40th & SE 68th Street
- South-end: South of SE 68 Street

*Mandatory Question (87 response(s))
Question type: Checkbox Question*

Q5 What is your age? (optional)

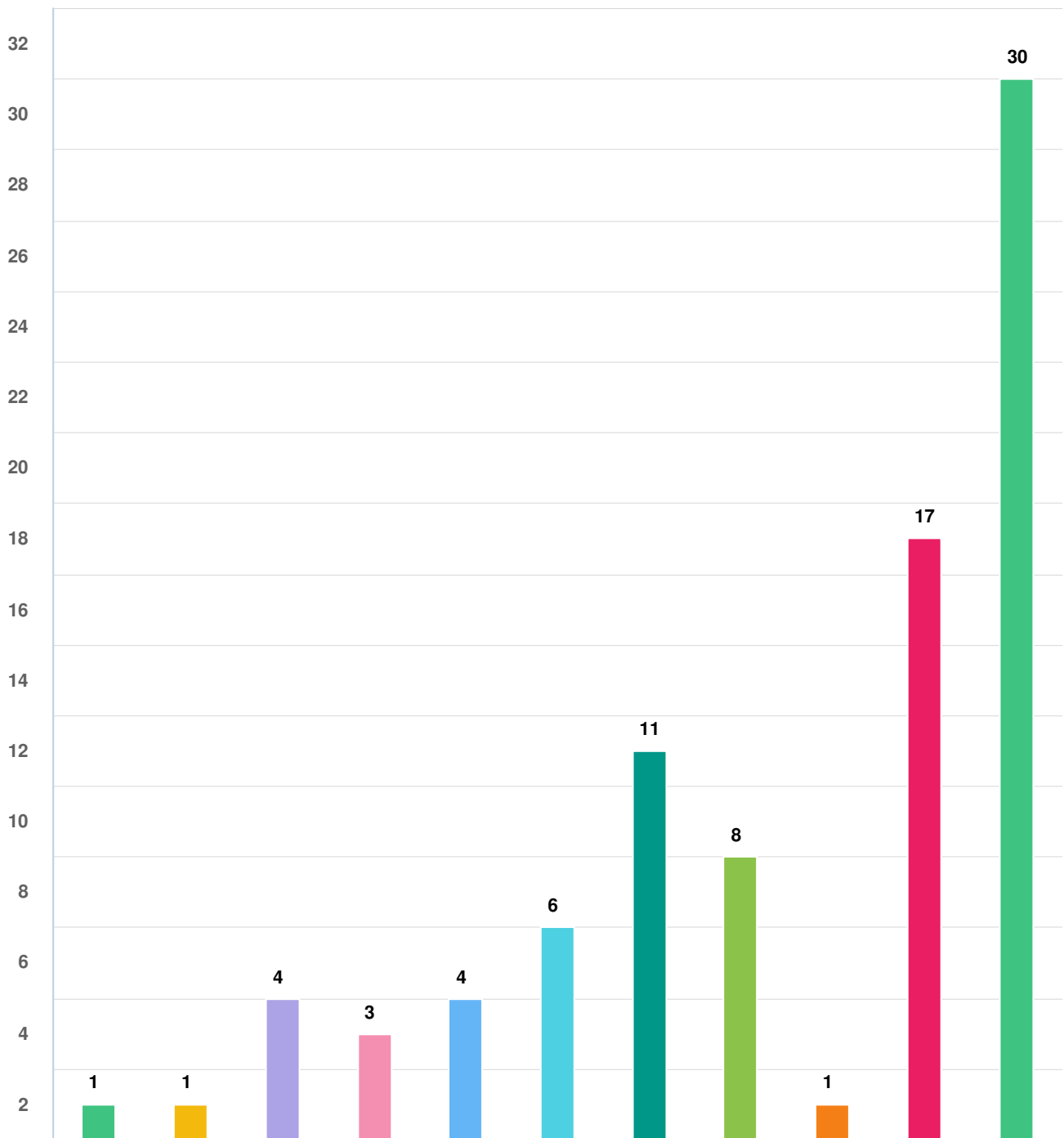


Question options

● Under 18 ● 24 to 44 ● 45 to 65 ● 65 to 74 ● Prefer not to answer ● 18 to 24

Optional question (81 response(s), 6 skipped)
Question type: Checkbox Question

Q6 Which of the following best describes your household income last year? (optional)

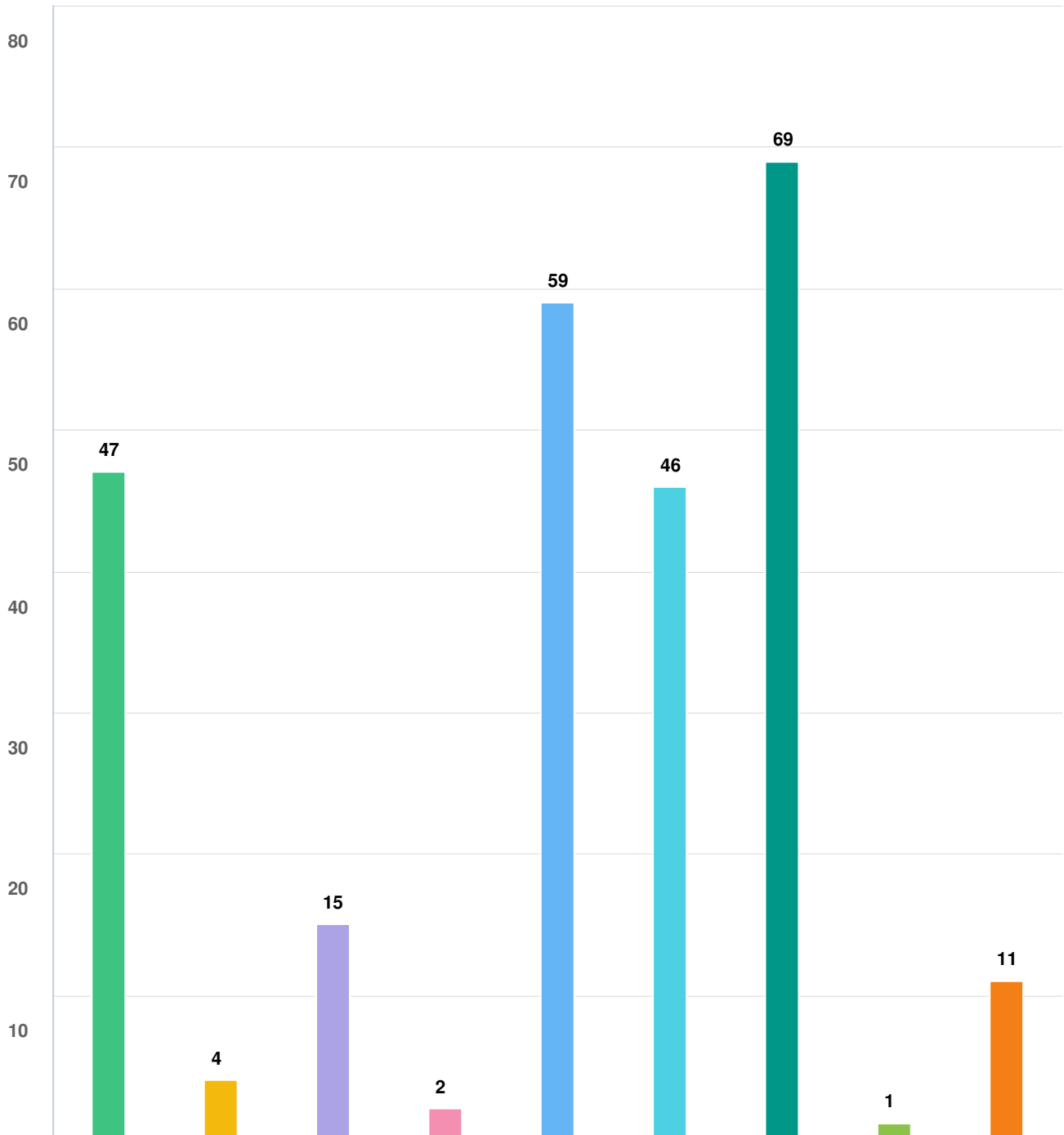


Question options

- \$0 to \$19,999
 ● \$20,000-\$49,999
 ● \$50,000-\$89,999
 ● \$90,000-\$129,999
 ● \$130,000-\$149,000
- \$150,000-\$199,999
 ● \$200,000-\$279,999
 ● \$280,000-\$339,999
 ● \$340,000-\$399,999
 ● \$400,000+
- Prefer not to answer

Optional question (86 response(s), 1 skipped)
 Question type: Checkbox Question

Q7 What do you love most about Mercer Island? Pick your top three.



Question options

- Sense of community (caring neighbors, community, and cultural events)
- Quality public services
- Short commute time and access to employment
- Housing choices and prices
- Central location in the region
- Parks and recreation opportunities
- Safe place to live
- Good roads and travel corridors
- Other (please specify)

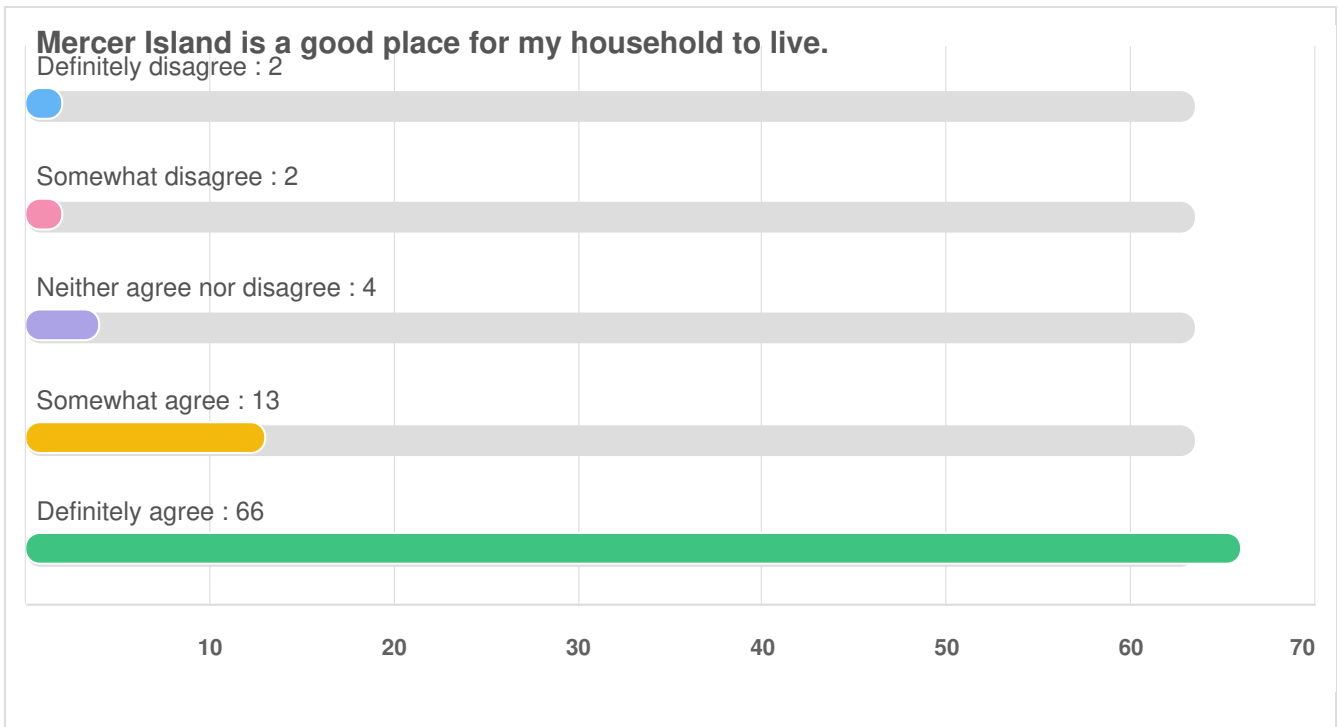
Mandatory Question (87 response(s))
 Question type: Checkbox Question

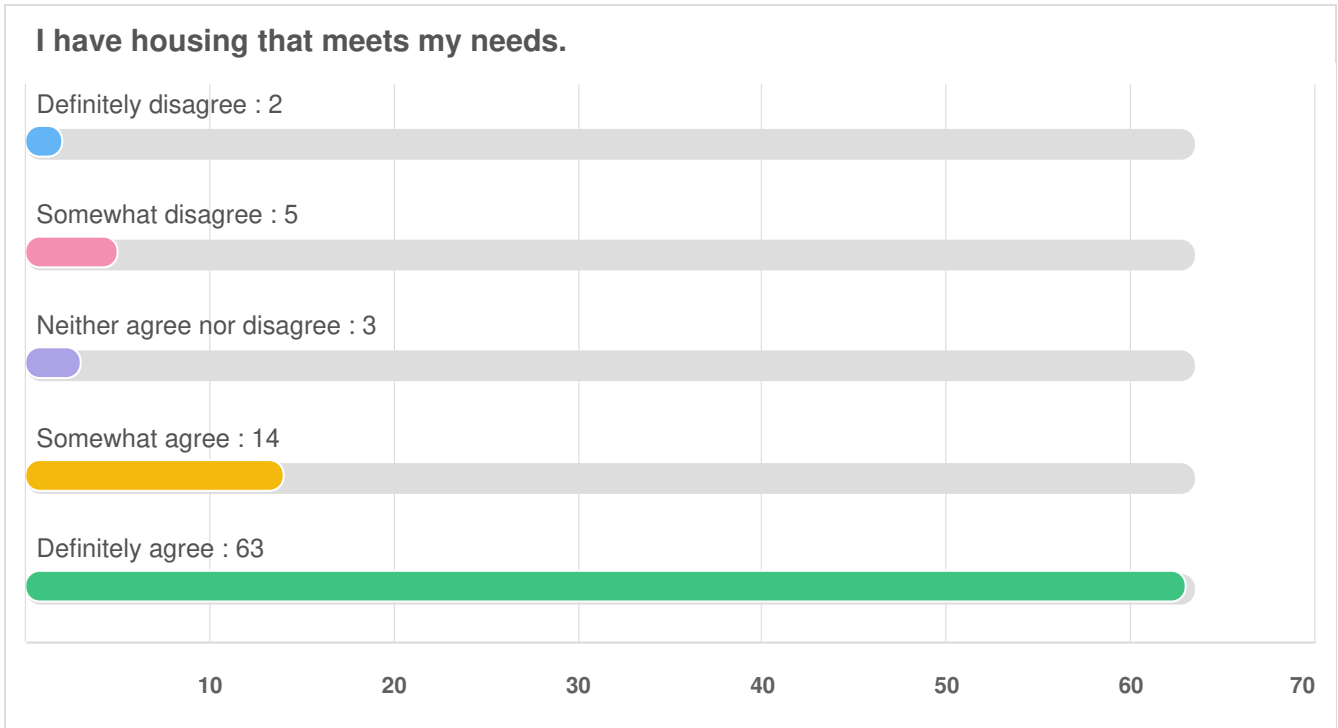
Q8 Mercer Island strives to be Puget Sound's most livable residential community. Please indicate whether you agree or disagree...

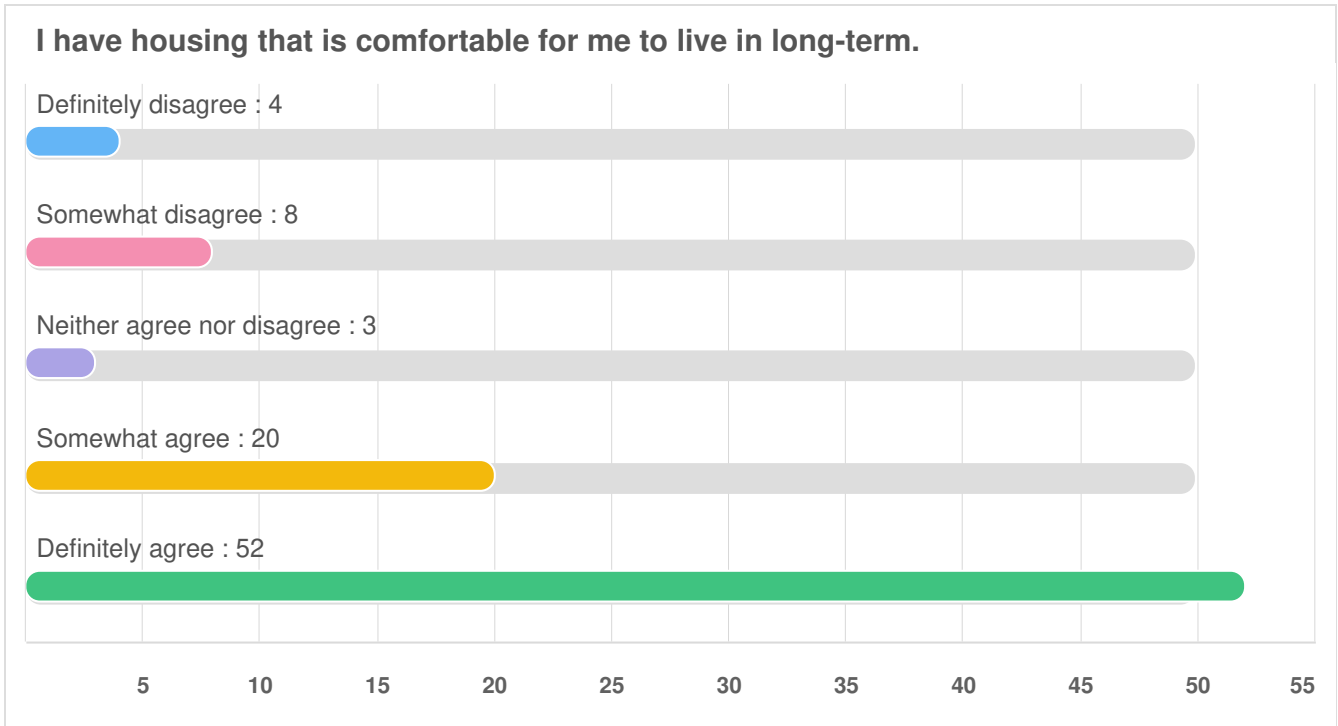


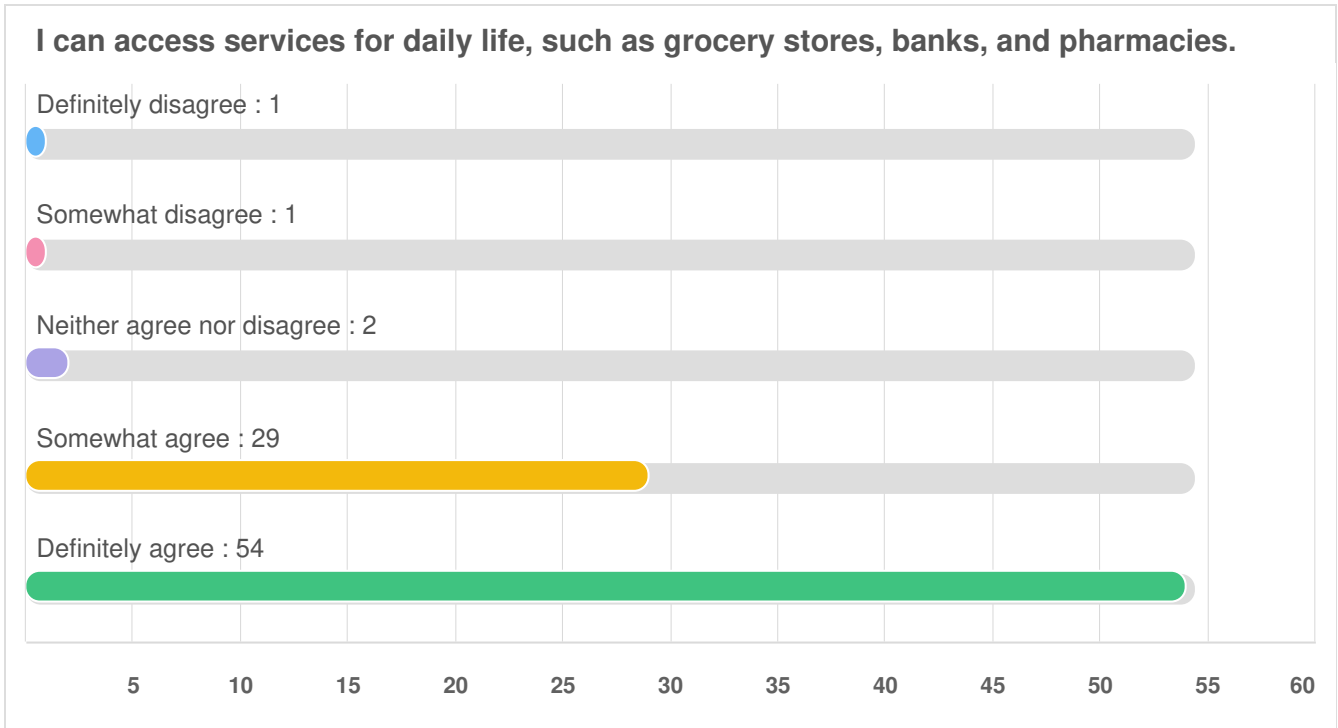
Mandatory Question (87 response(s))
Question type: Likert Question

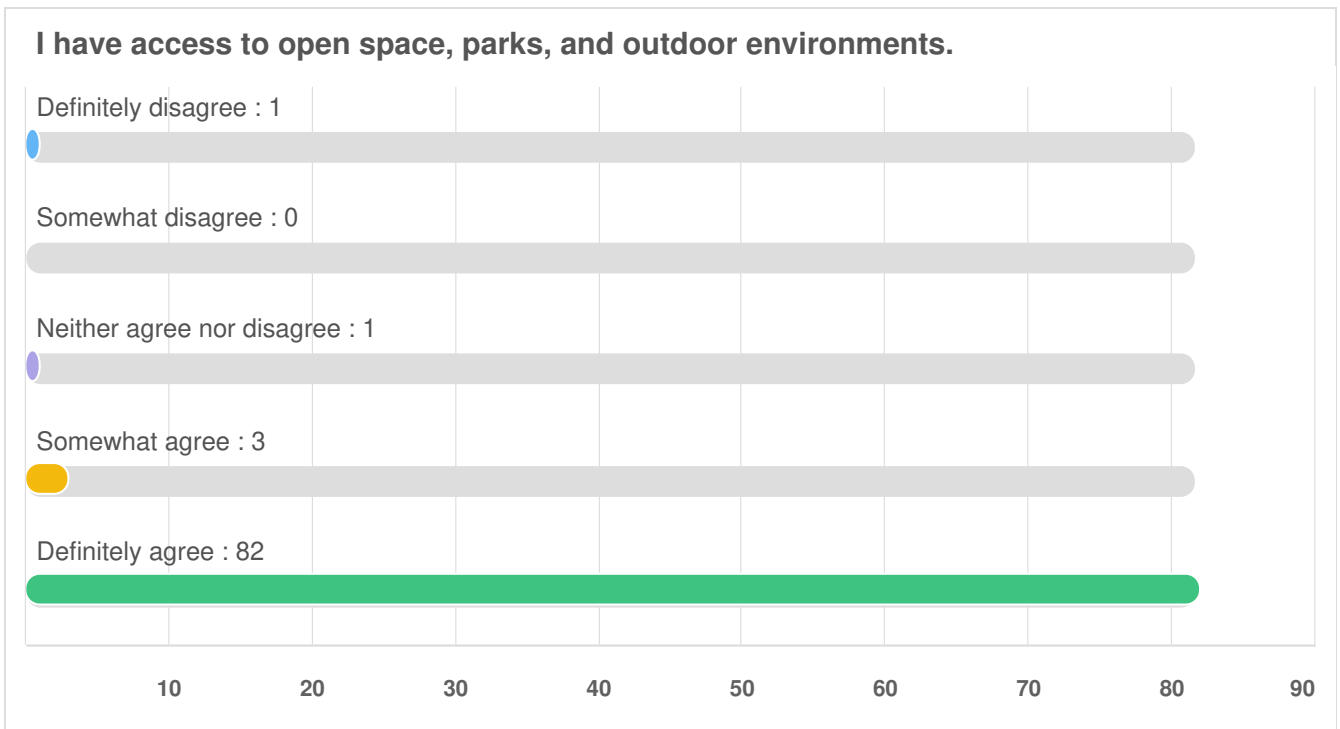
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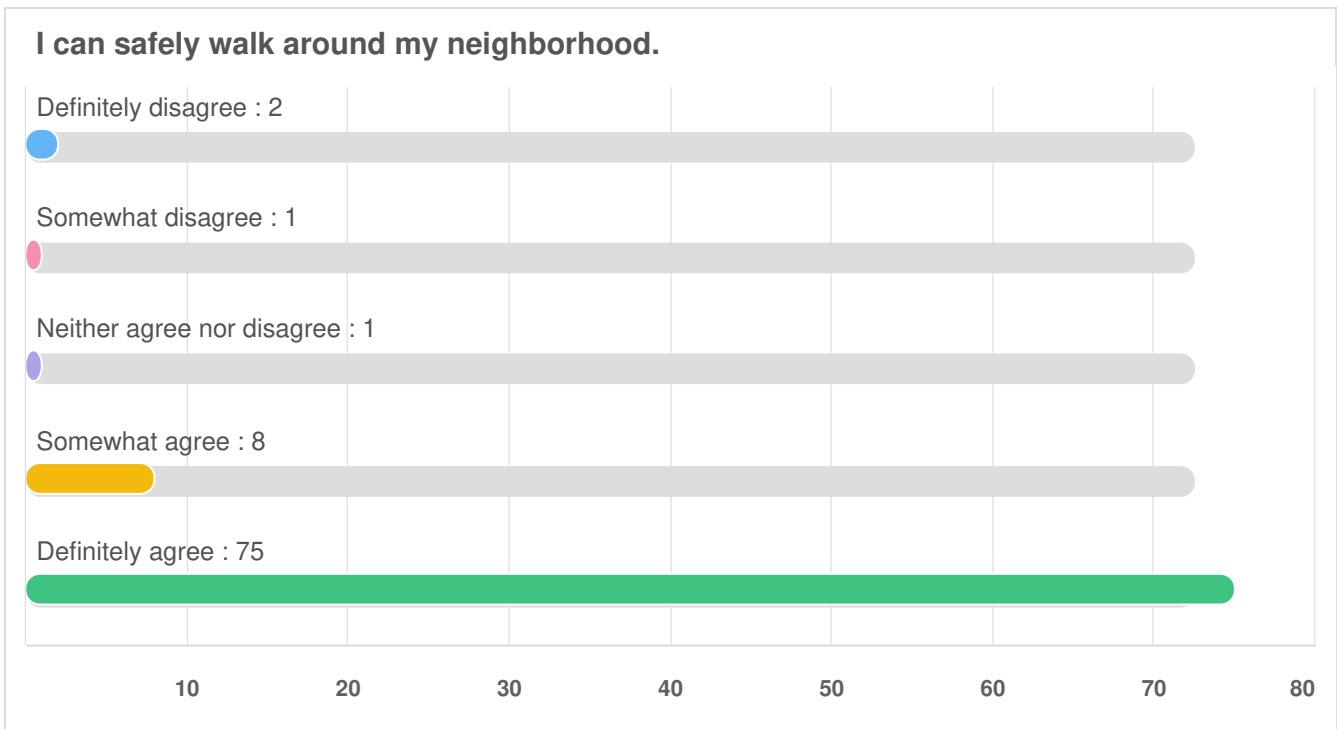


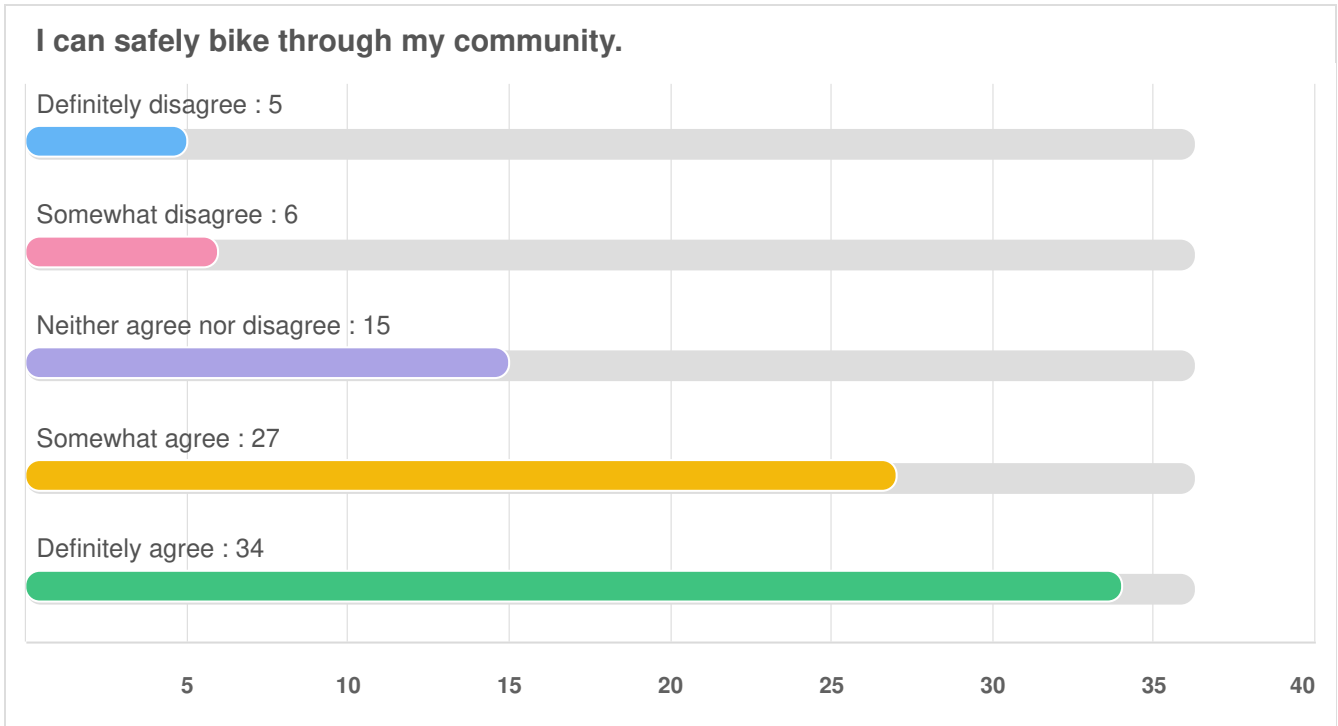


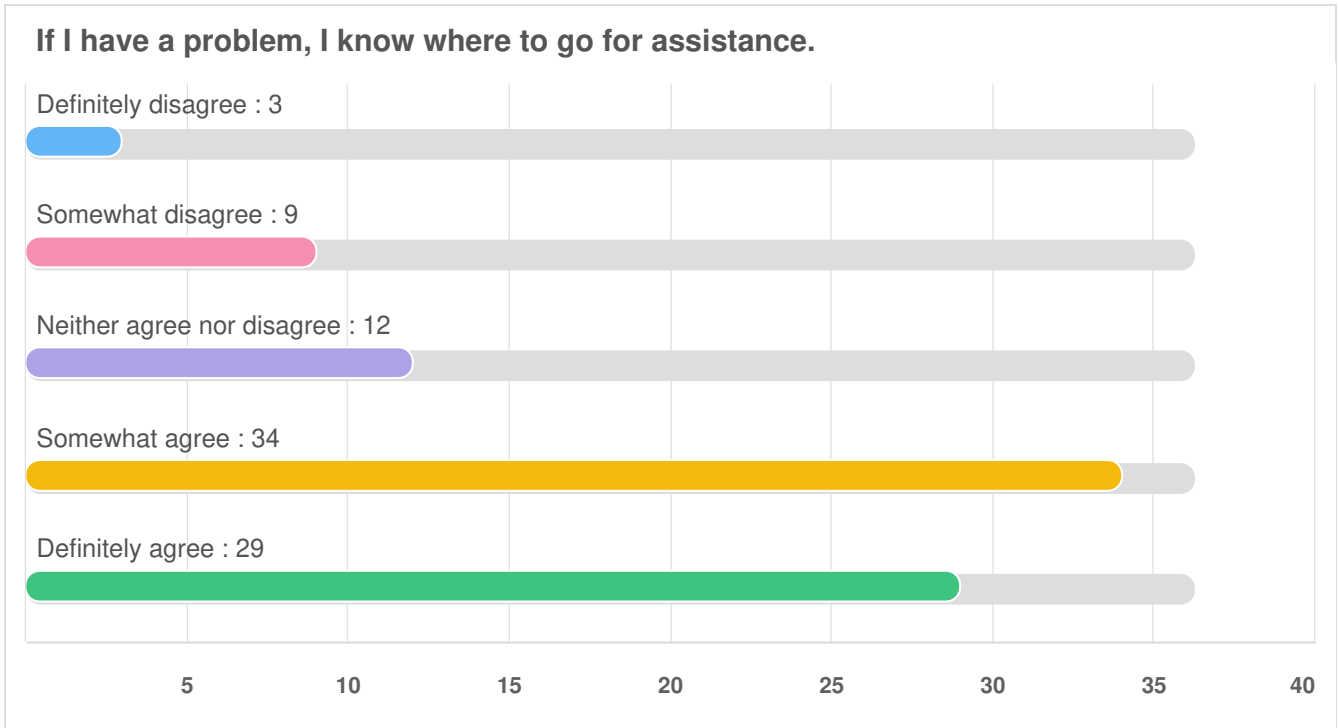




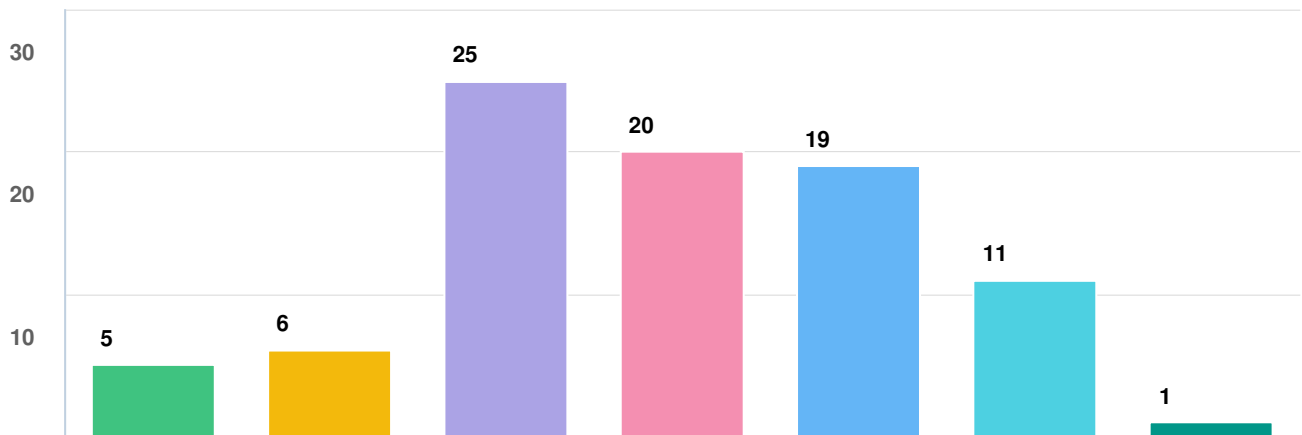








Q9 | I plan to stay in my current Mercer Island home for:



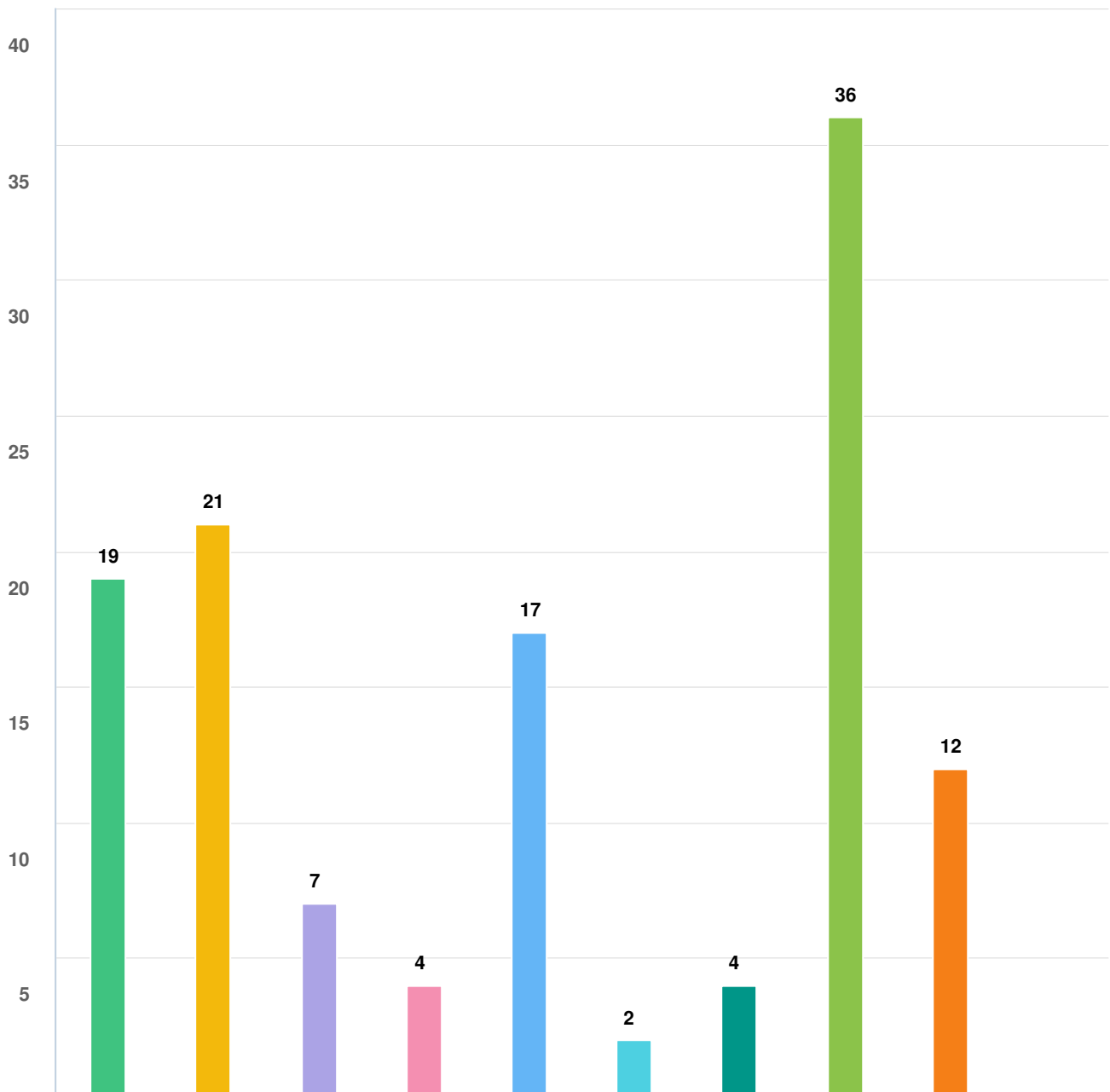
Question options

- I don't live in Mercer Island
- Unsure
- Over 20 years
- 11-20 years
- 5-10 years
- 3-4 years
- Less than 2 years

Mandatory Question (87 response(s))

Question type: Checkbox Question

Q10 | Do you foresee a time when you may need to sell your home or move out of your home and leave Mercer Island due to one or mo...



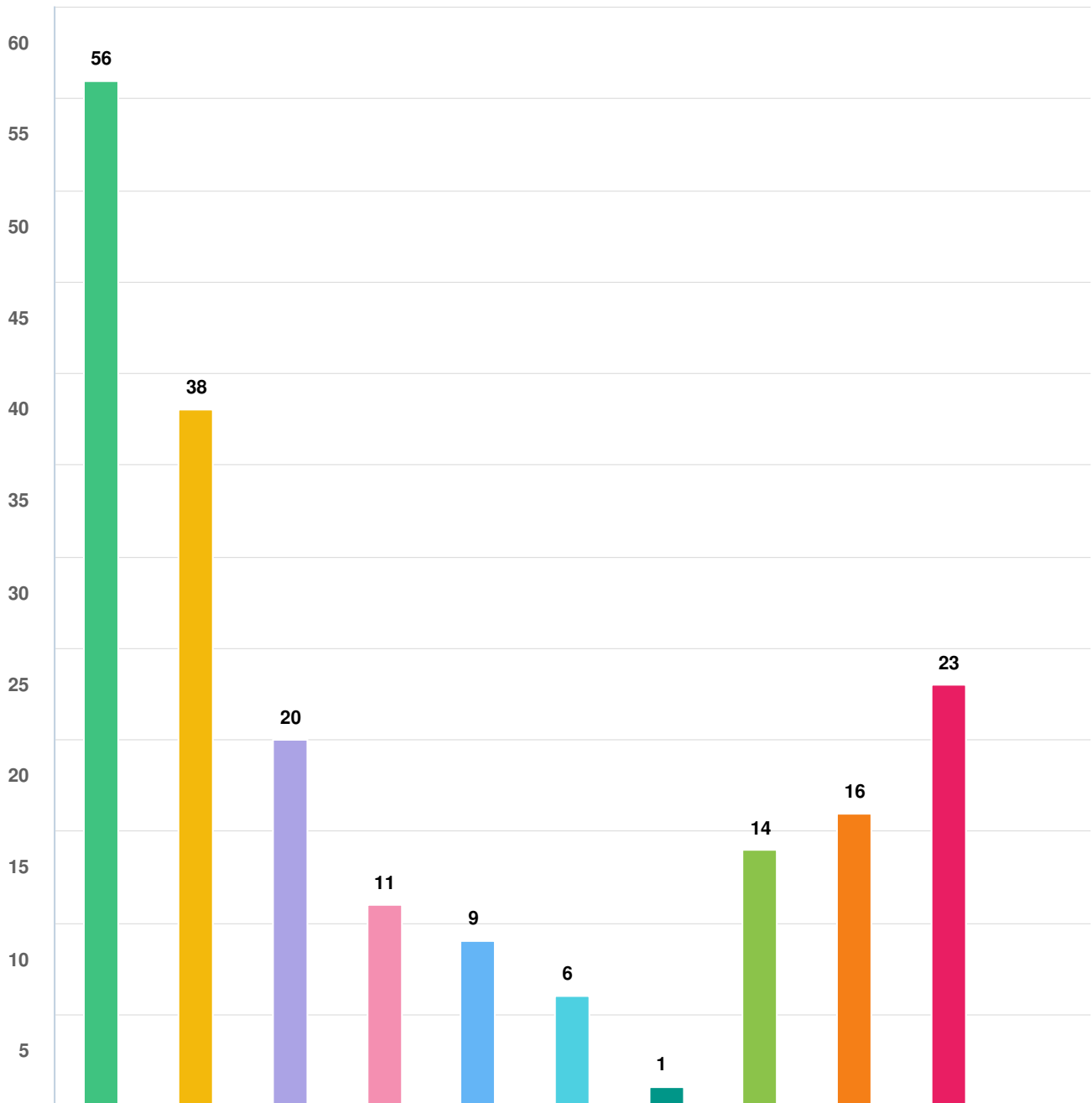
Question options

- Eviction or foreclosure ● Other (please specify) ● None of these
- Housing needs repairs I can't afford, or my landlord won't address ● Low quality of available housing
- Size or layout of available housing is not suitable for me or my family ● Housing not available in the areas I want to live
- High cost of renting a home
- Limited housing available that would allow me to upsize or downsize from where I currently reside
- High cost of owning a home

Optional question (87 response(s), 0 skipped)

Question type: Checkbox Question

Q11 | Within the next 20 years, what type(s) of housing could you see your household living in? Select up to three options.



Question options

- Triplex ● Senior housing development
- Apartment or condominium located in a larger, mixed-use building (as found in the Town Center)
- Apartment or condominium in a smaller complex (five to twelve units) ● Fourplex ● Duplex ● Cottage home
- ADU (Accessory Dwelling Unit) or backyard cottage ● Townhome ● Single family home retrofitted for aging in place
- Single family home

Mandatory Question (87 response(s))
 Question type: Checkbox Question

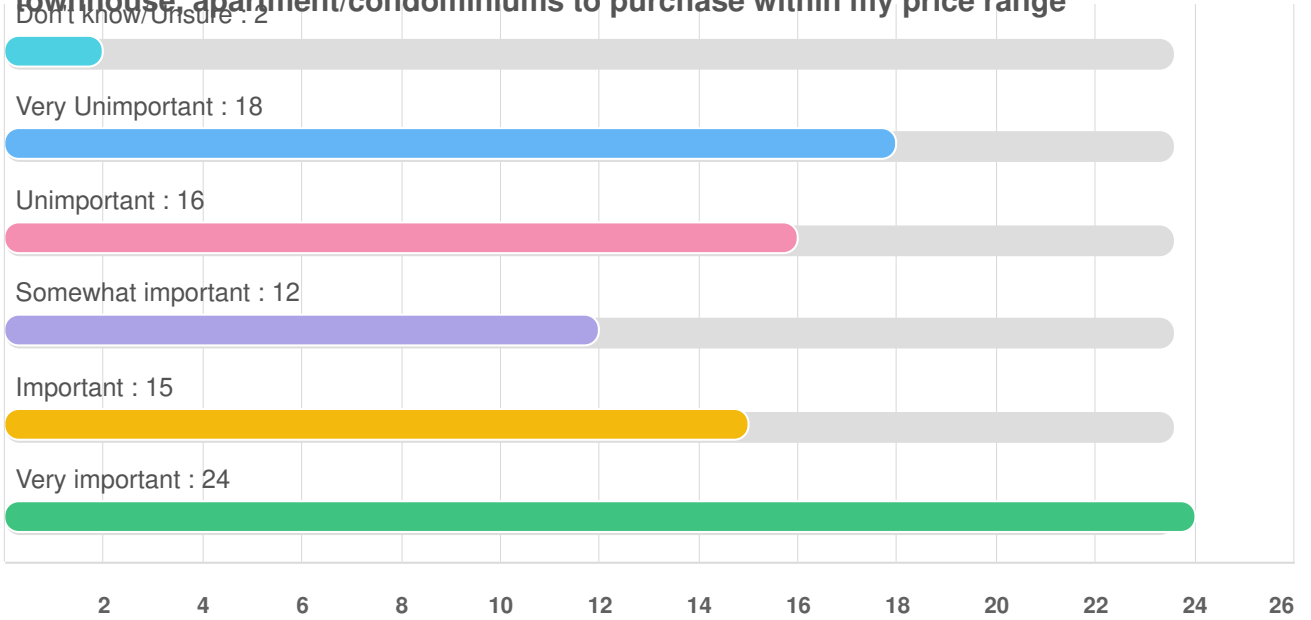
Q12 | As you anticipate your housing needs and how they may change over the next 20 years, please indicate the importance of the ...



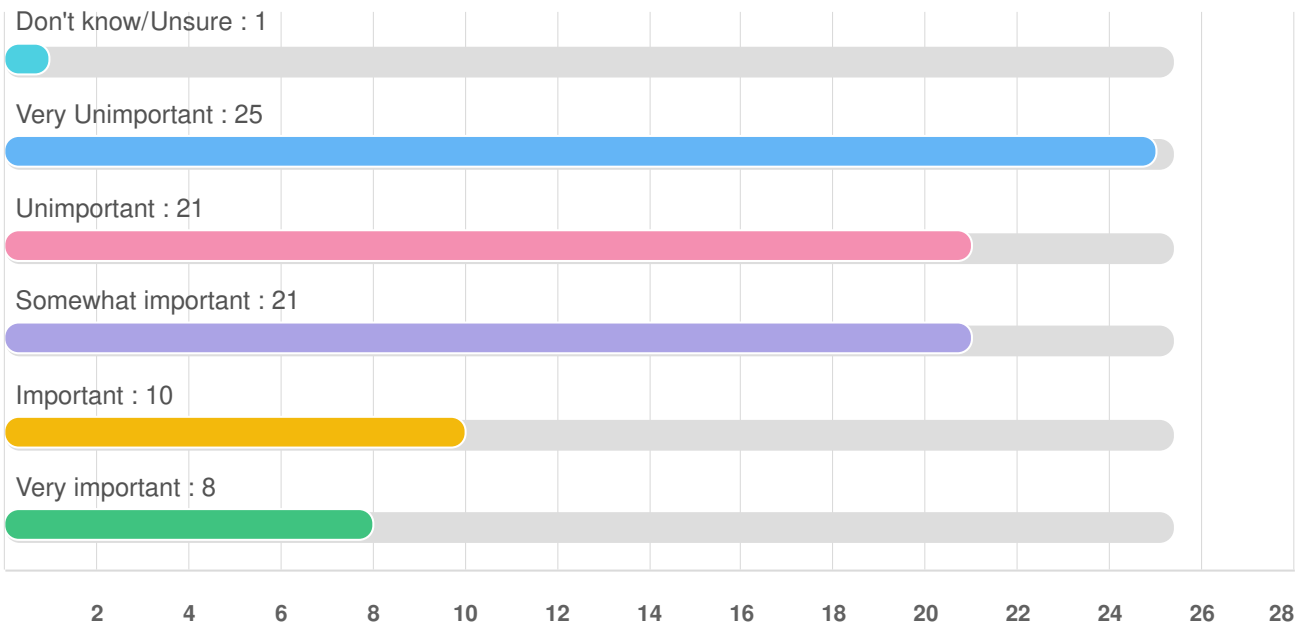
Optional question (87 response(s), 0 skipped)
 Question type: Likert Question

Q12 | As you anticipate your housing needs and how they may change over the next 20 years, please indicate the importance of the ...

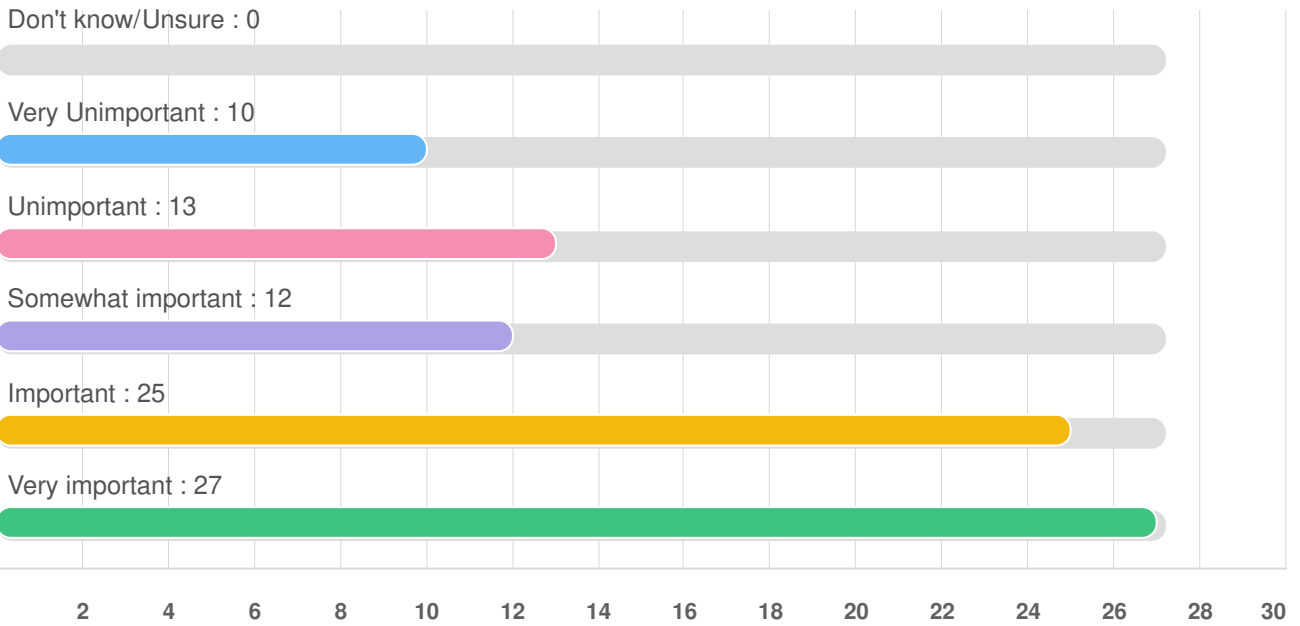
Availability of different types of housing to purchase: Single family detached house, townhouse, apartment/condominiums to purchase within my price range



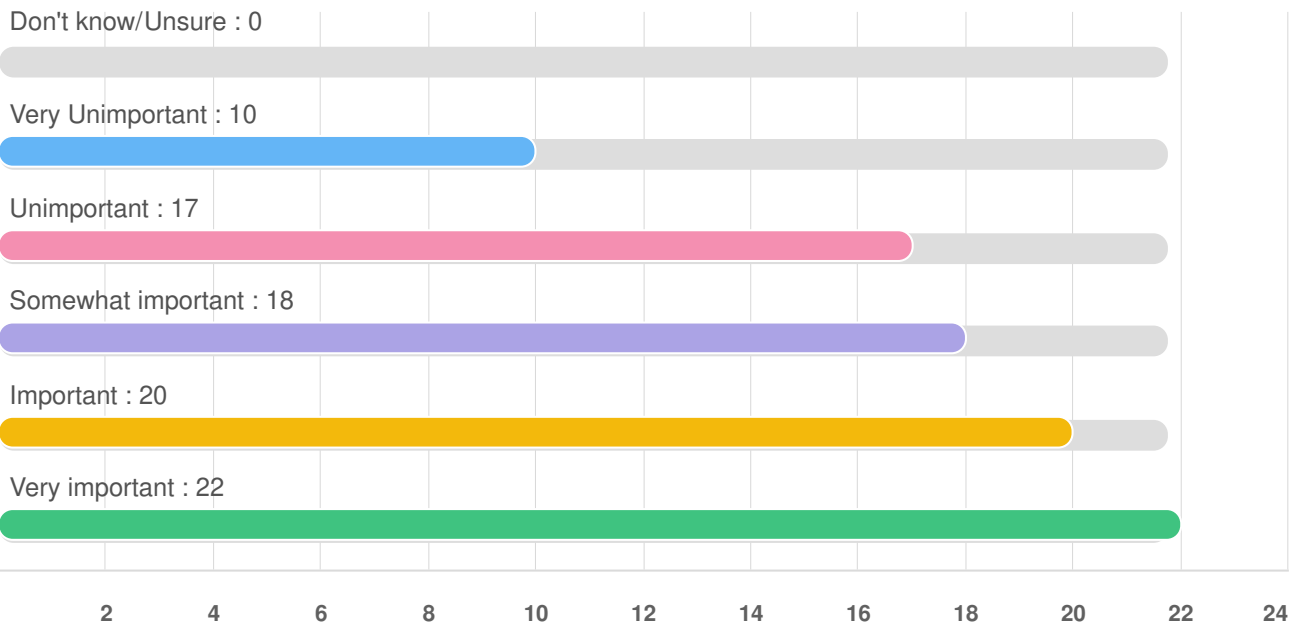
Availability of rental housing: Different types of homes such as single family house, apartment/condominiums to rent within my price range



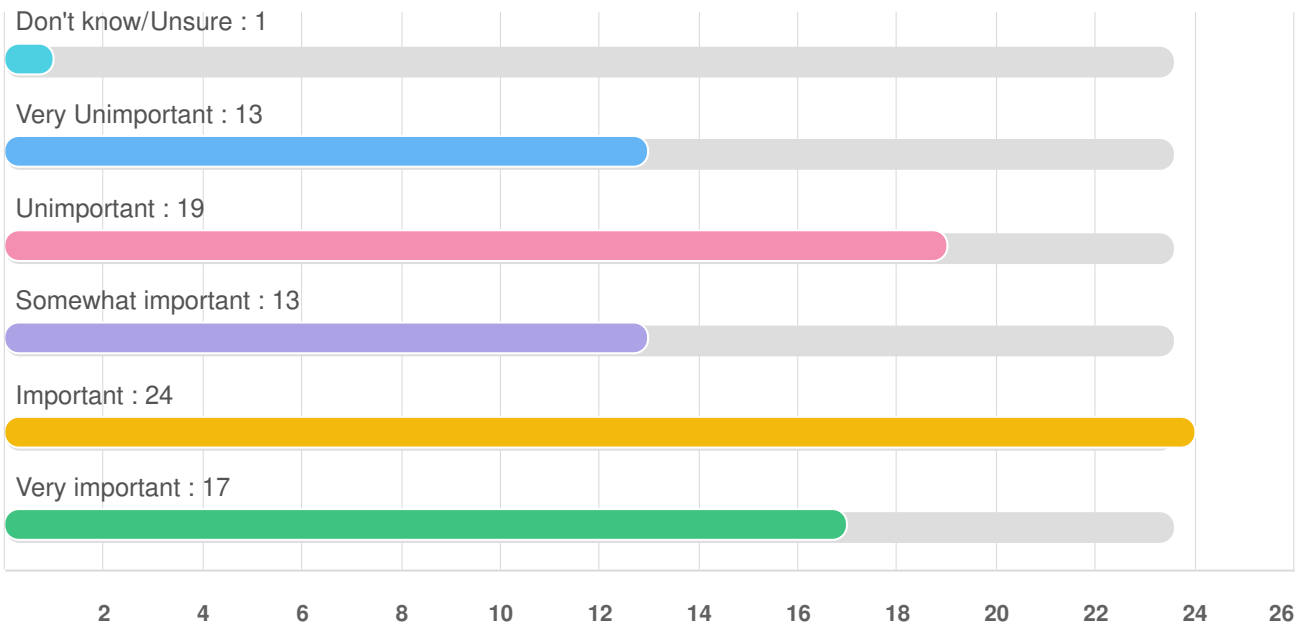
Proximity to Essential Amenities: Housing options within walking distance to the light rail station, bus stops, work, shopping, restaurants, schools



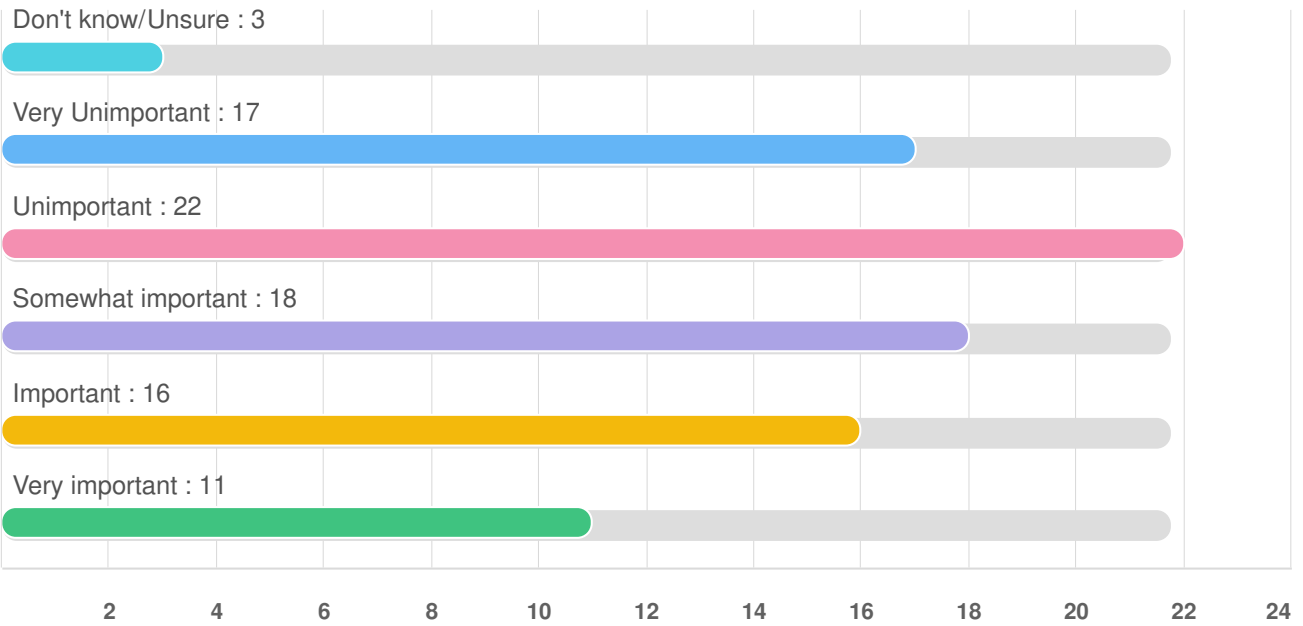
Housing Options in Commercial Areas: Housing in mixed-use areas with shopping or restaurants



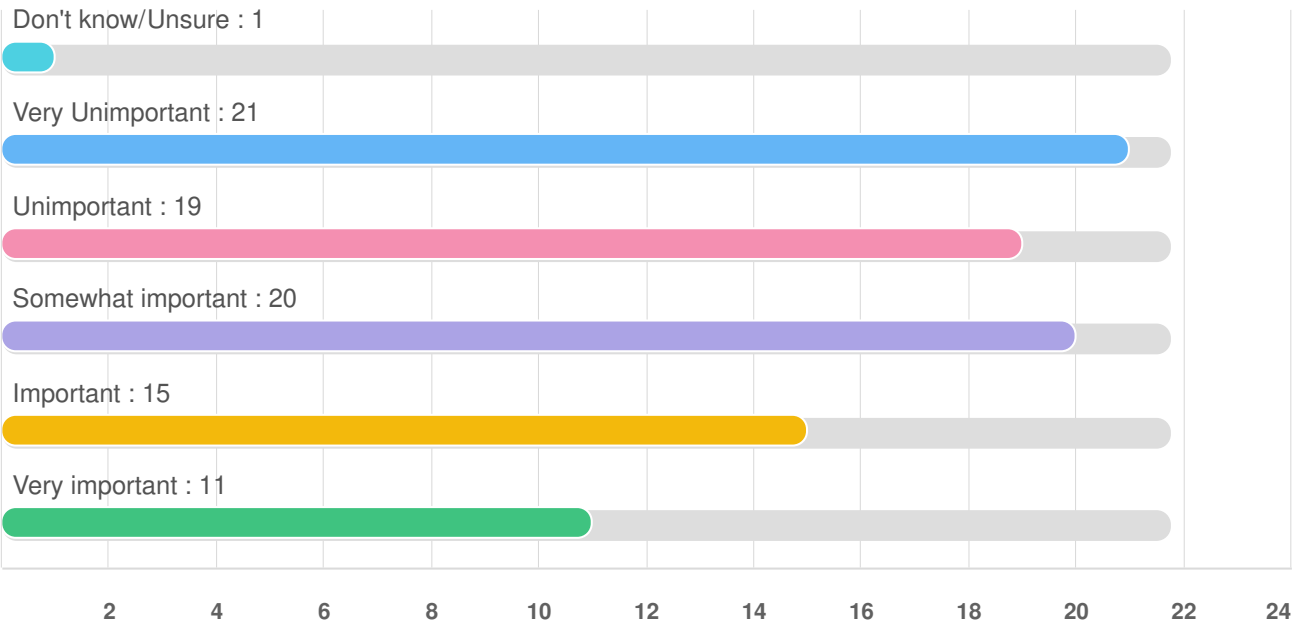
Right-sized Housing for Smaller Households: Availability of a range of housing options that are right-sized for smaller households



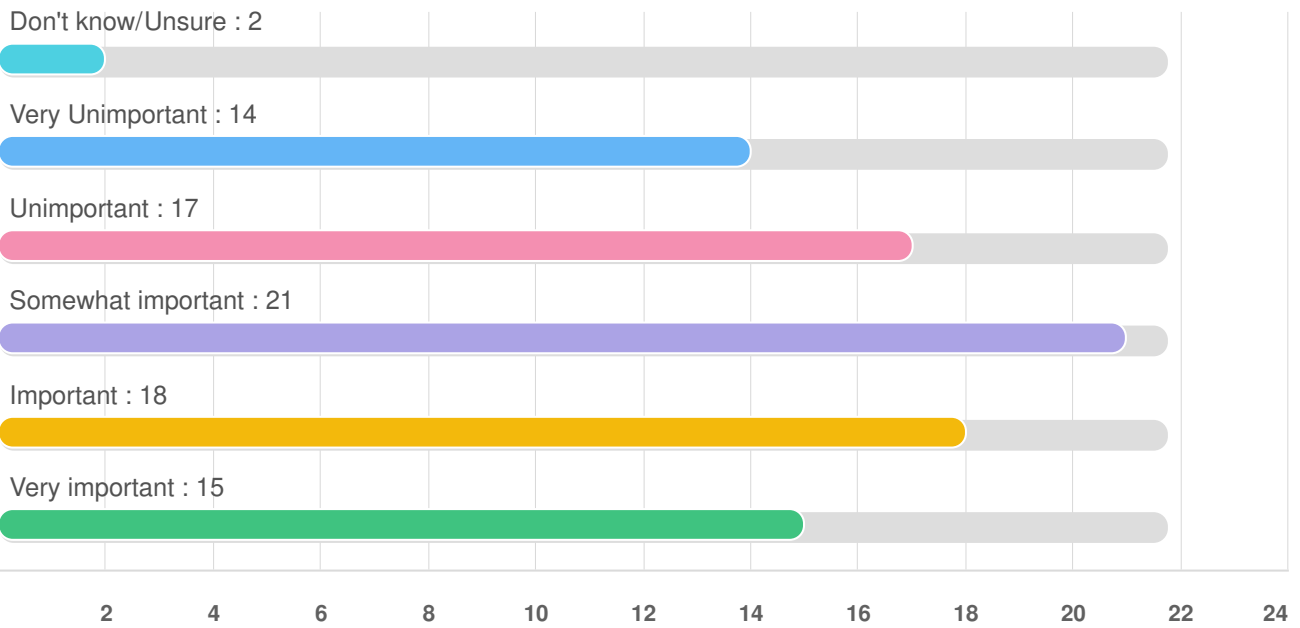
Right-sized Housing for Larger or Growing Households: Availability of a range of housing options that are right-sized for large or growing households

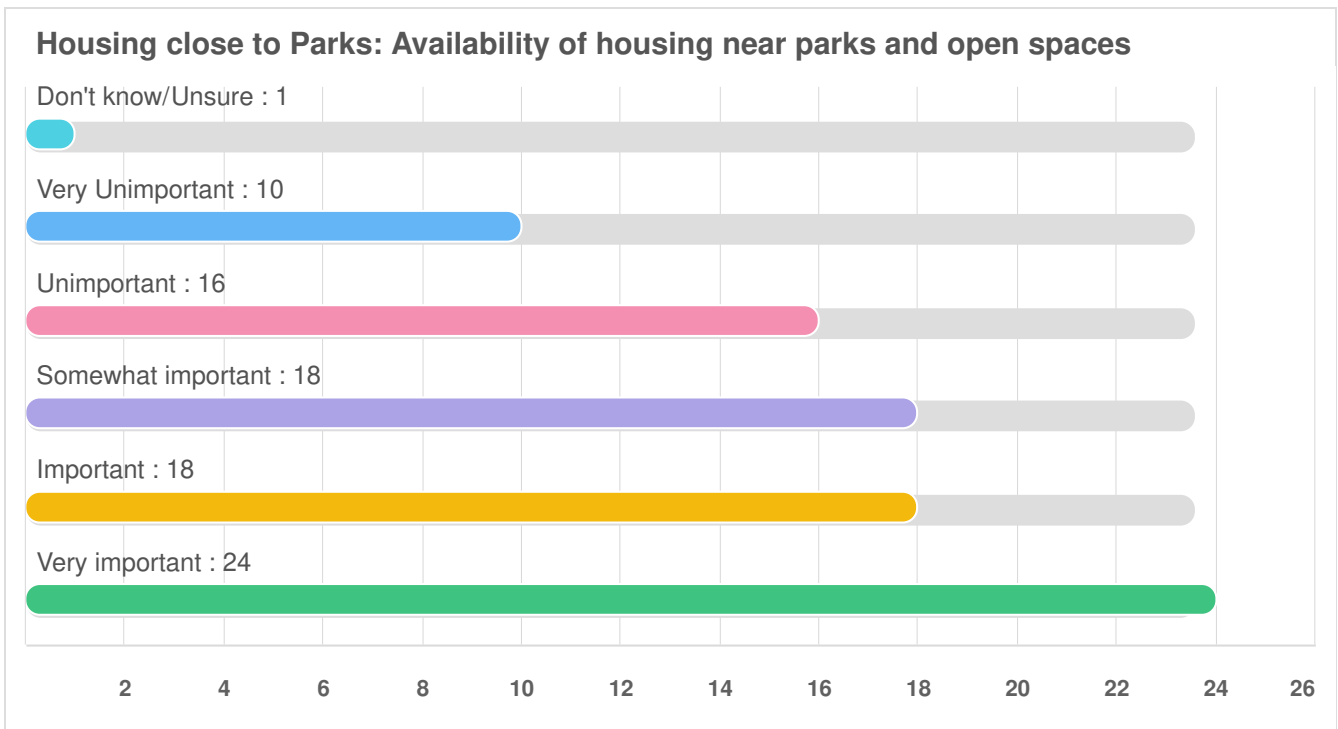


Diversity of Housing Types Across Income Levels: Available of affordable housing for sale or rent across all income levels.

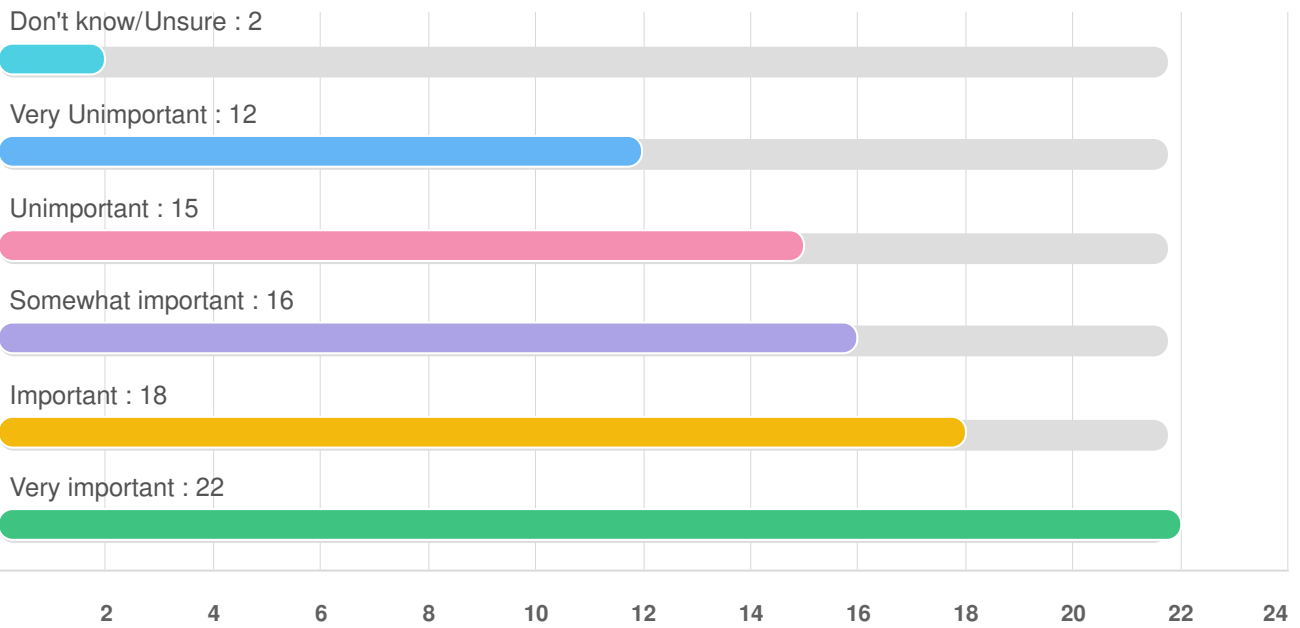


Housing close to Services: Availably of affordable housing options close to public and social services

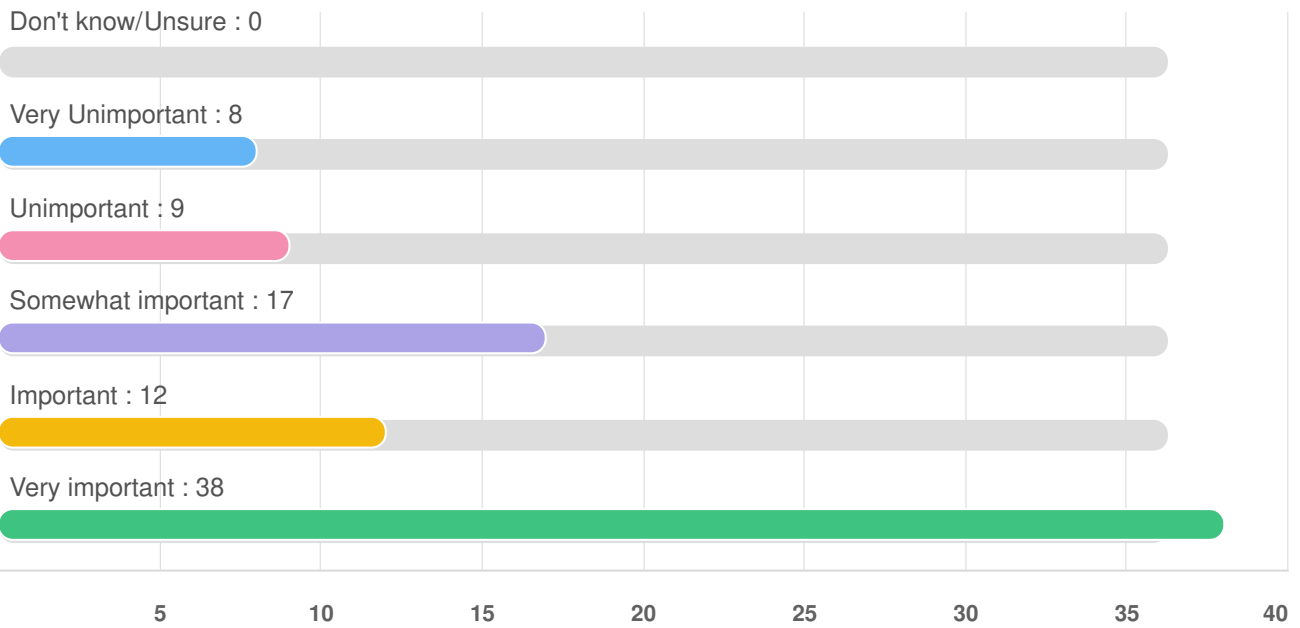




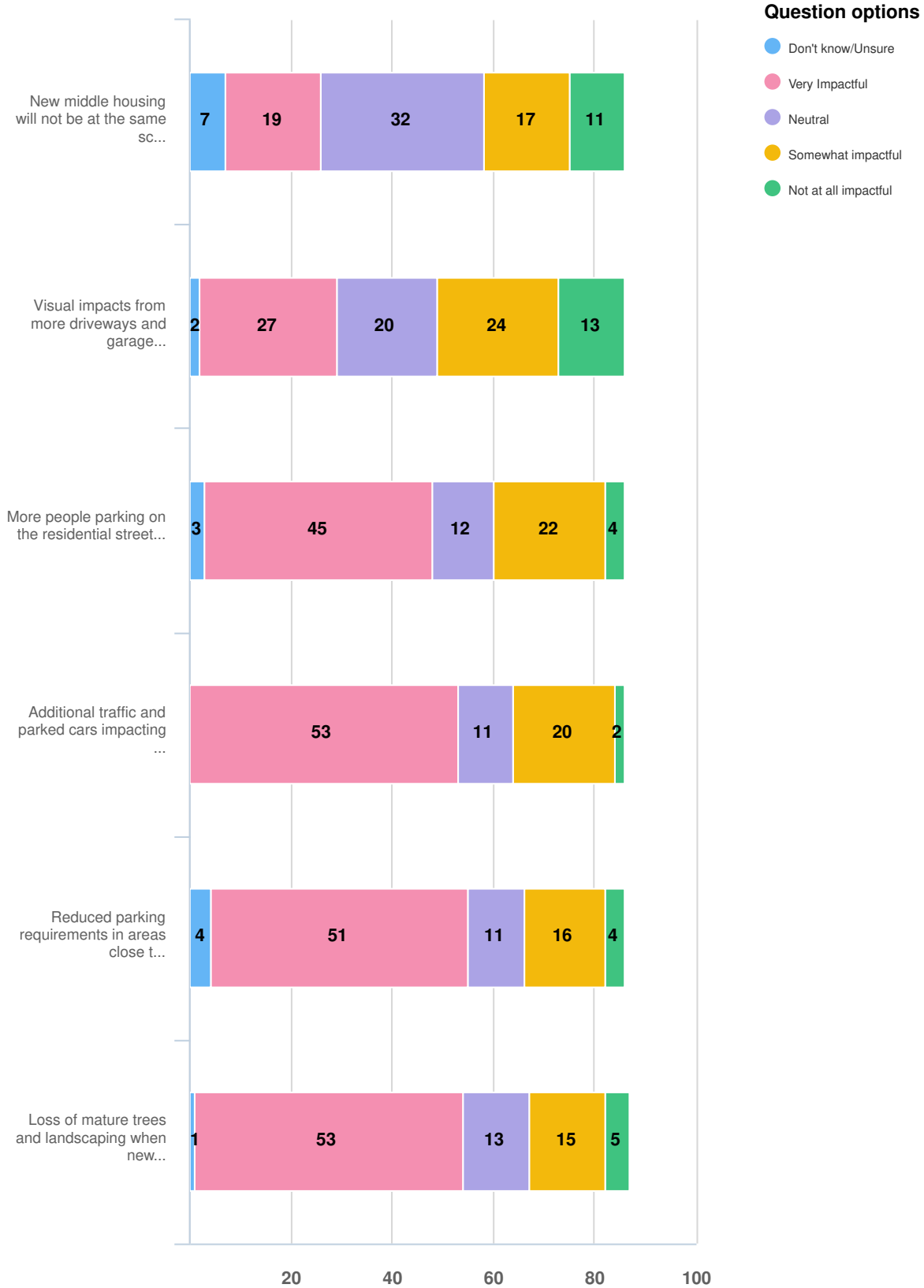
Off-Island Transportation Options: Housing located near convenient options to access off-island transportation.



Nonmotorized Travel Options: Safety and ease of walking & biking within and between areas of the City from where I reside.



Q13 | As you envision middle housing development occurring in Mercer Island, what do you foresee being the most impactful?



Optional question (87 response(s), 0 skipped)
 Question type: Likert Question

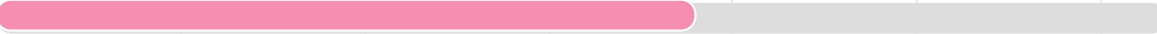
Q13 | As you envision middle housing development occurring in Mercer Island, what do you foresee being the most impactful?

New middle housing will not be at the same scale as the existing residential development

Don't know/Unsure : 7



Very Impactful : 19



Neutral : 32



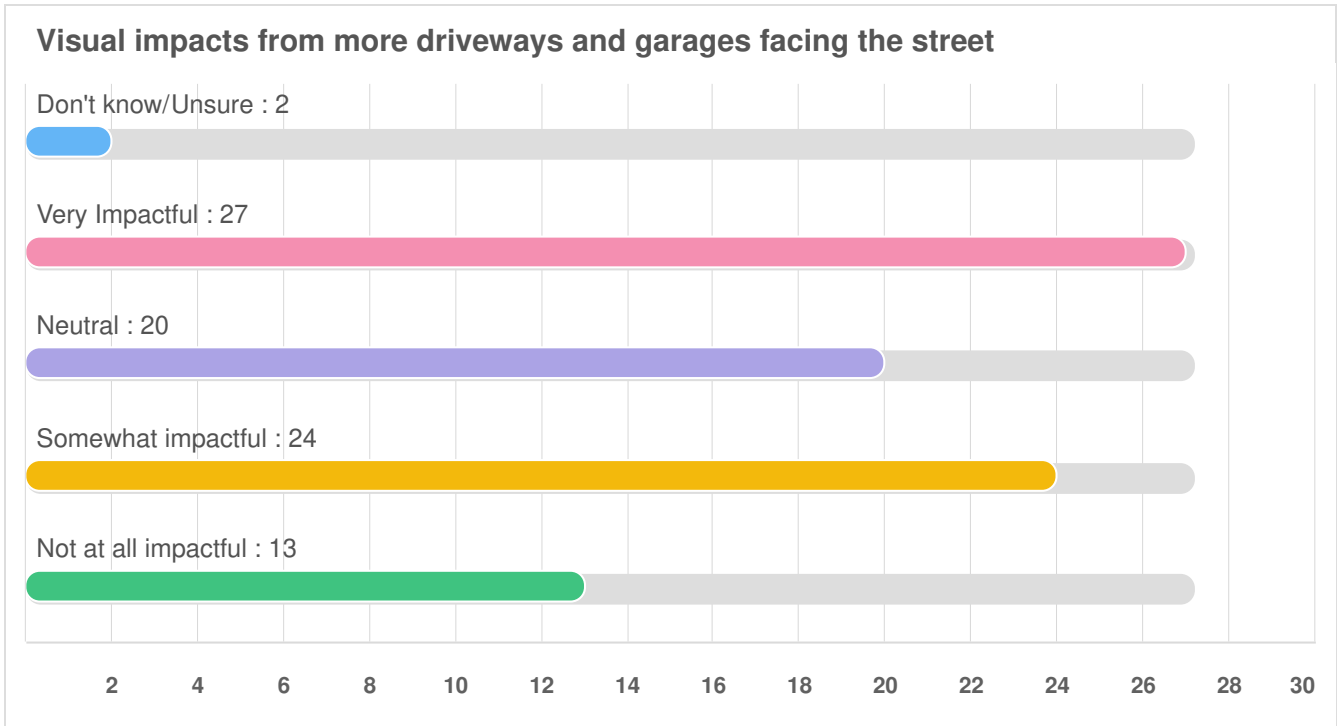
Somewhat impactful : 17

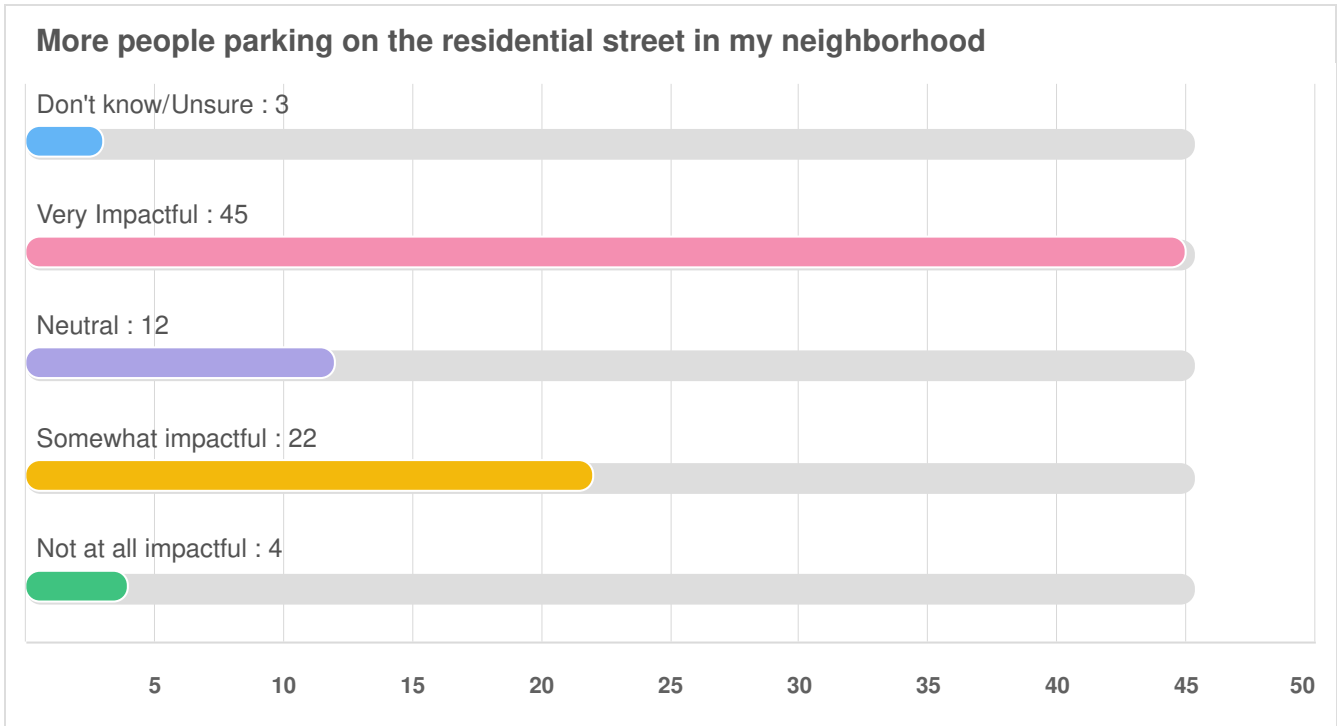


Not at all impactful : 11

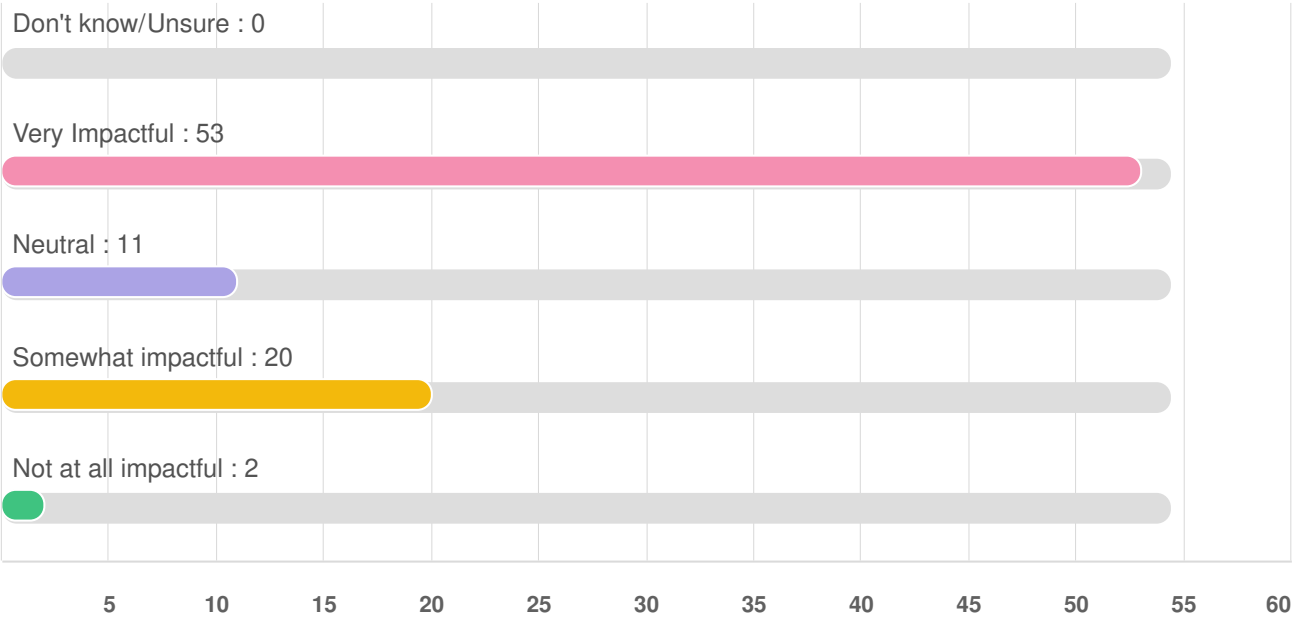


5 10 15 20 25 30 35

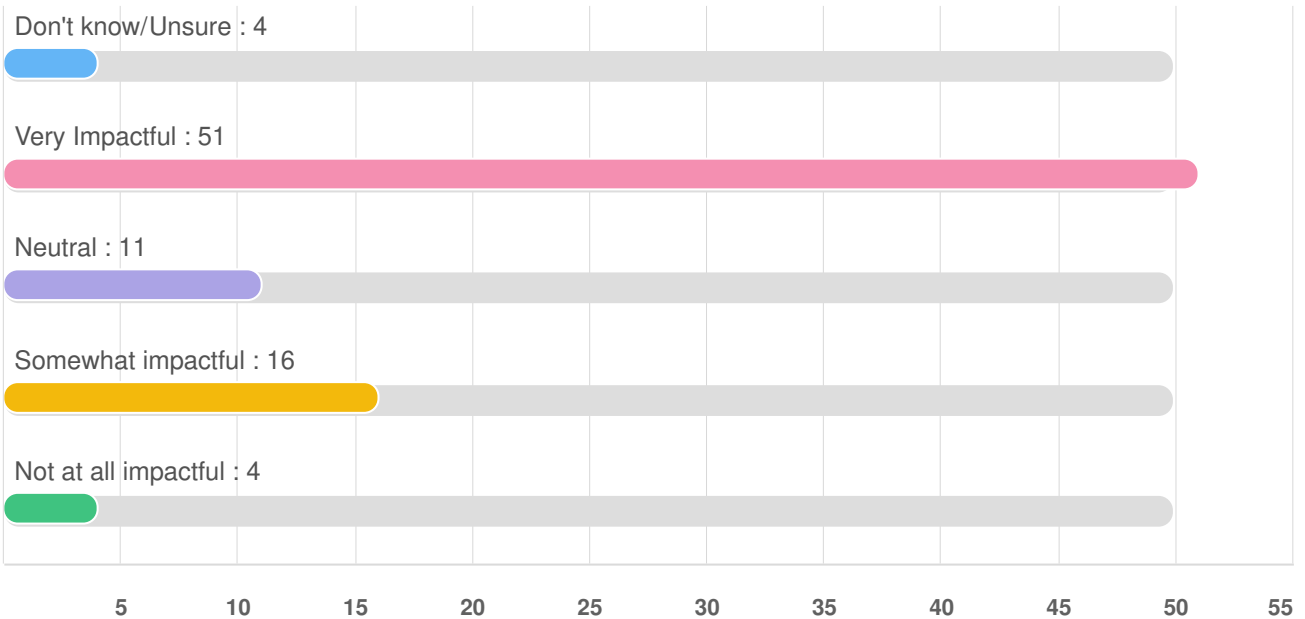


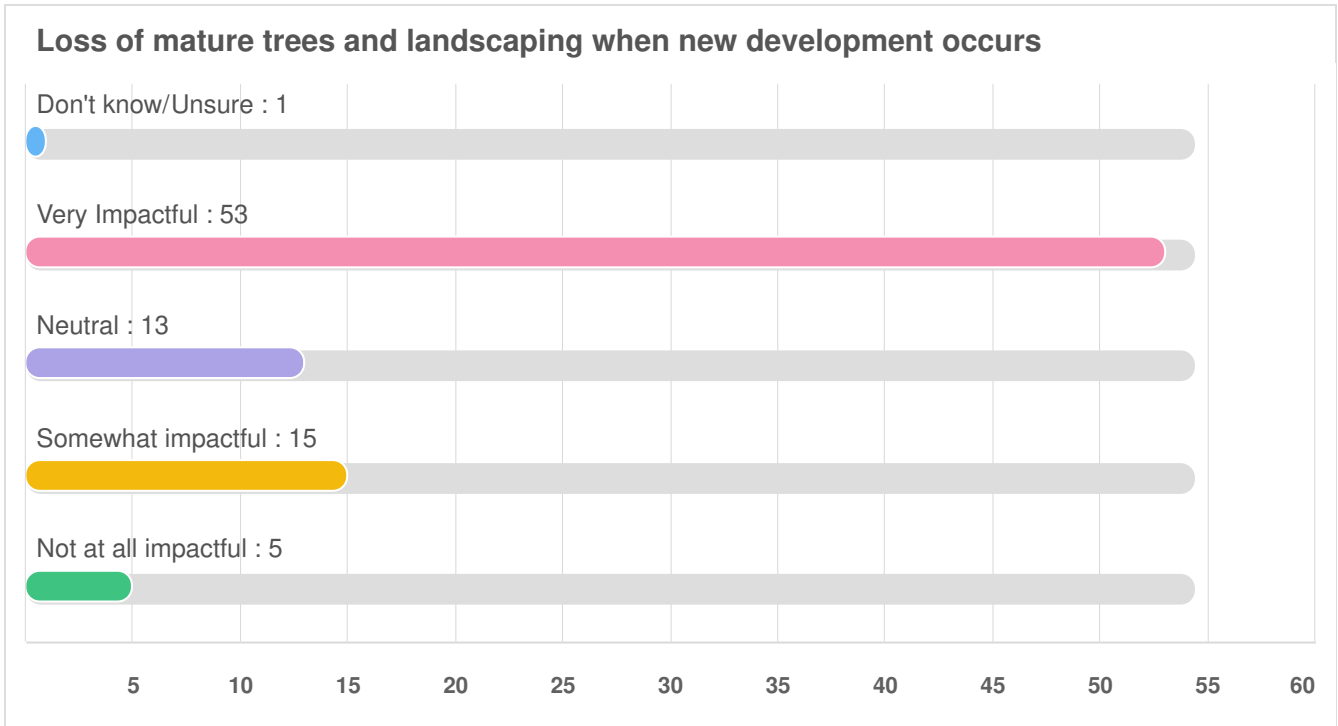


Additional traffic and parked cars impacting the walkability of my neighborhood and making it less pedestrian-friendly

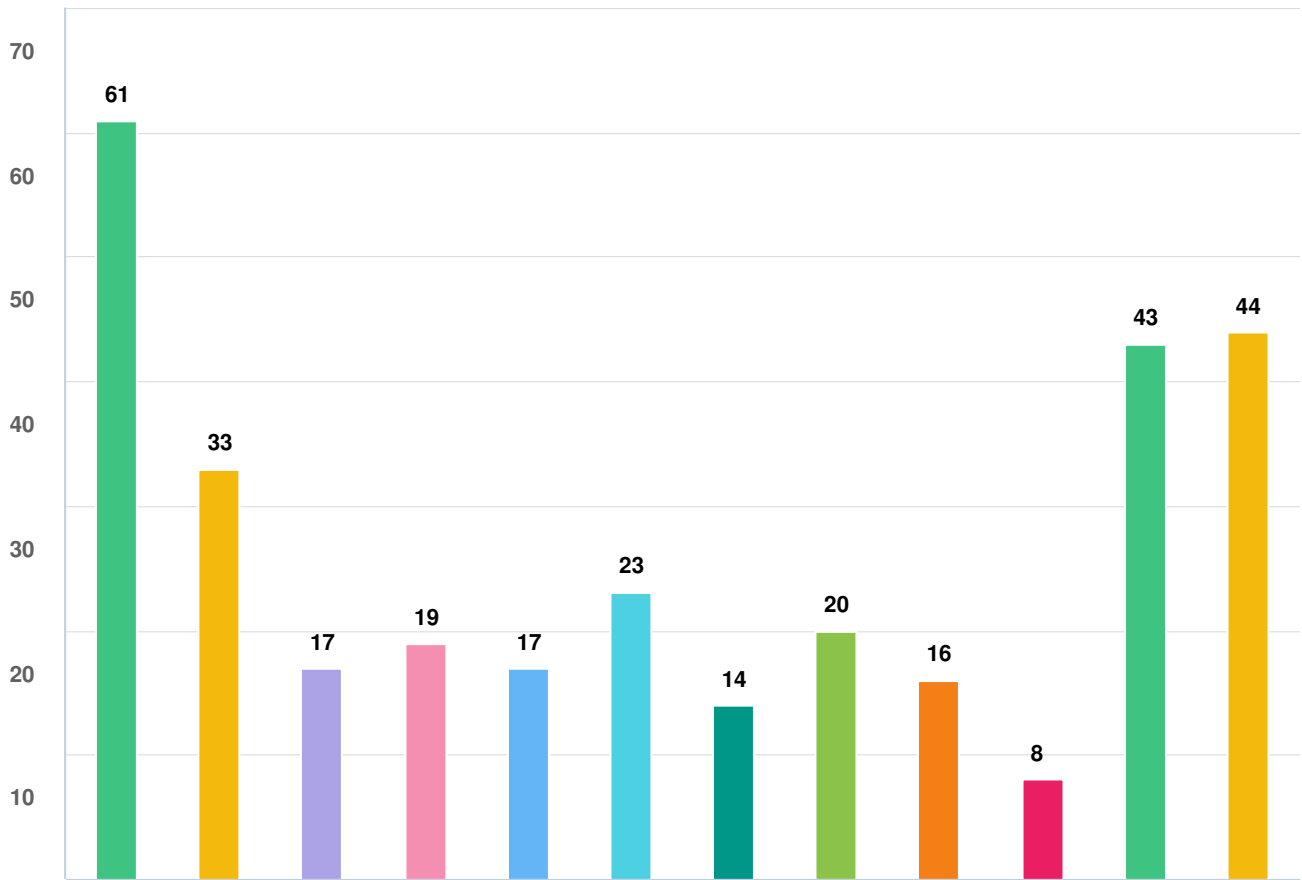


Reduced parking requirements in areas close to transit causing more residents to park on the street





Q14 Mercer Island is committed to fostering a more diverse range of housing options that are affordable to households at all in...



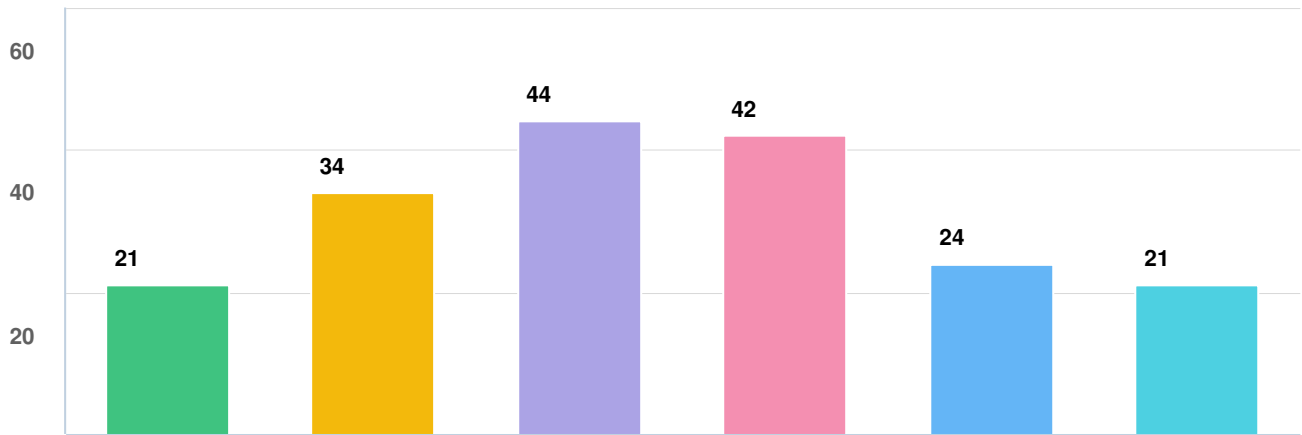
Question options

- Allow Multifamily in C-O zone: Permit mixed-use and multifamily development in areas of the city zoned Commercial-Office (C-O) if they incorporate affordable housing units within the development.
- Town Center Focus: Concentrate the development of affordable housing units in Town Center zones by increasing the maximum allowable height for multifamily or mixed-use developments inclusive of affordable housing.
- Parking Requirement Reduction: Reduce parking requirements for affordable housing units.
- Fee Reduction for Affordable Units: Decrease or eliminate permit fees for developments with affordable housing units.
- Simplify Design Review: Simplify design review requirements and processes for multifamily and mixed-use developments that include affordable housing units.
- Bonuses for Affordable Housing: Allow height bonuses for developments that incorporate affordable housing units.
- Mandatory Inclusion in New Development: Require the inclusion of affordable housing units in all new multifamily or mixed-use development.
- Incentivize Affordable Housing Integration: Offer incentives that encourage the integration of affordable housing units within new construction.
- Develop Partnerships to Reduce Costs: Forge partnerships aimed at reducing the expenses associated with building and maintaining affordable housing in Mercer Island.
- Introduce Cost-Reduction Programs: Implement programs and incentives to lower the overall cost of building and preserving affordable housing.
- Streamline Permit Processes: Reduce permit review times and fees for new development that include affordable housing units.
- Support Proximity to Transit Hubs: Foster the development and preservation of affordable housing within walking distance of the Link Light Rail Station and the Mercer Island Transit Station.

Mandatory Question (87 response(s))

Question type: Checkbox Question

Q15 What are some of the barriers that prevent you from using transportation modes other than driving alone? Choose all that ap...



Question options

- Other (please specify)
- Infrastructure (bike lanes, sidewalks, etc.)
- Transit coverage area
- Frequency of Service
- Safety
- Geography

Mandatory Question (87 response(s))
Question type: Checkbox Question

Q16 | A goal for traveling in the Central Puget Sound Region is to increase options so more people can safely choose walking, bik...



Mandatory Question (87 response(s))
Question type: Likert Question

Q16 | A goal for traveling in the Central Puget Sound Region is to increase options so more people can safely choose walking, bik...

Improve maintenance of existing streets before investing in other transportation projects

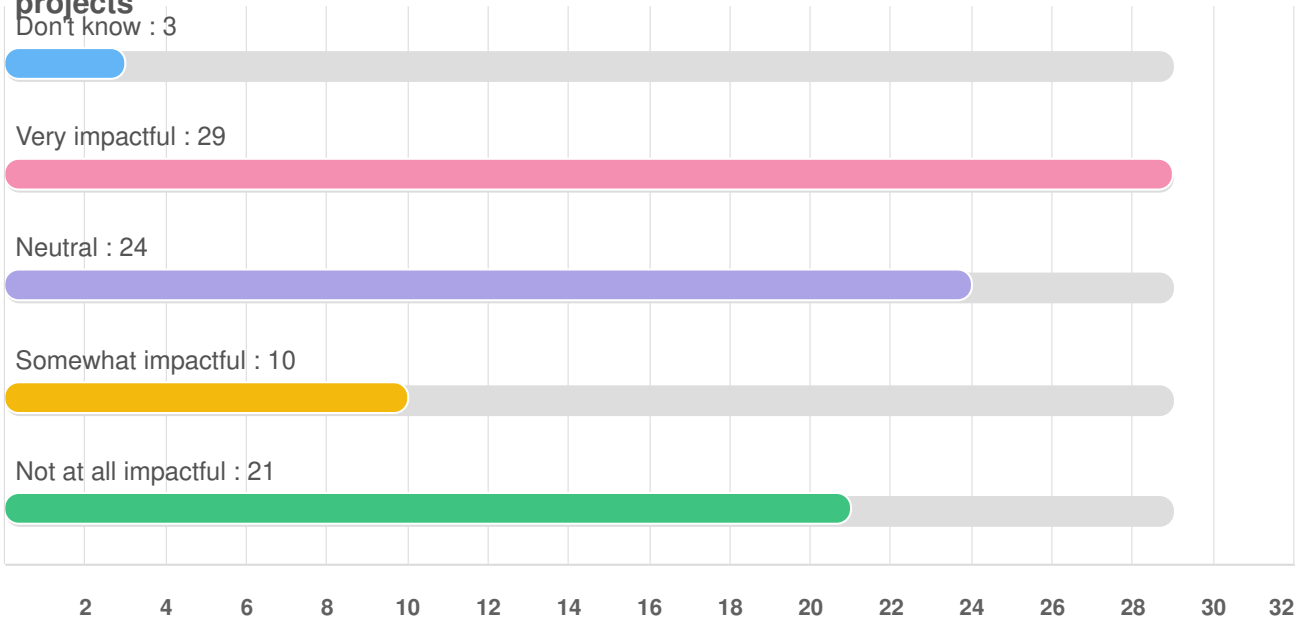
Don't know : 3

Very impactful : 29

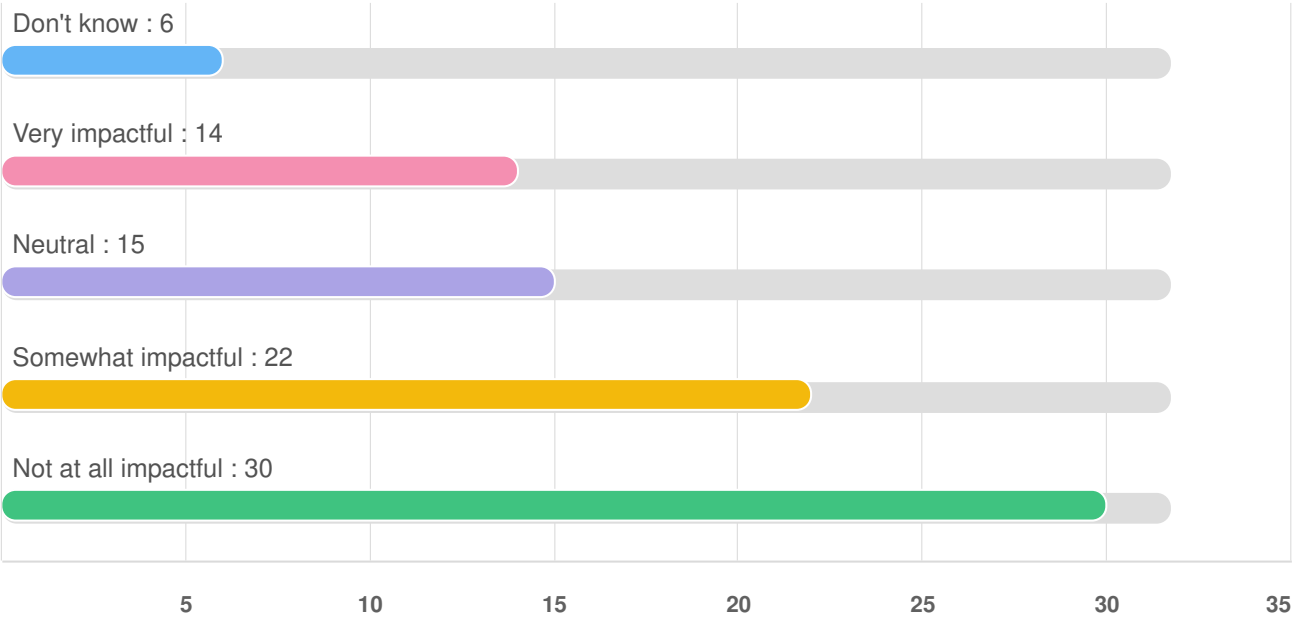
Neutral : 24

Somewhat impactful : 10

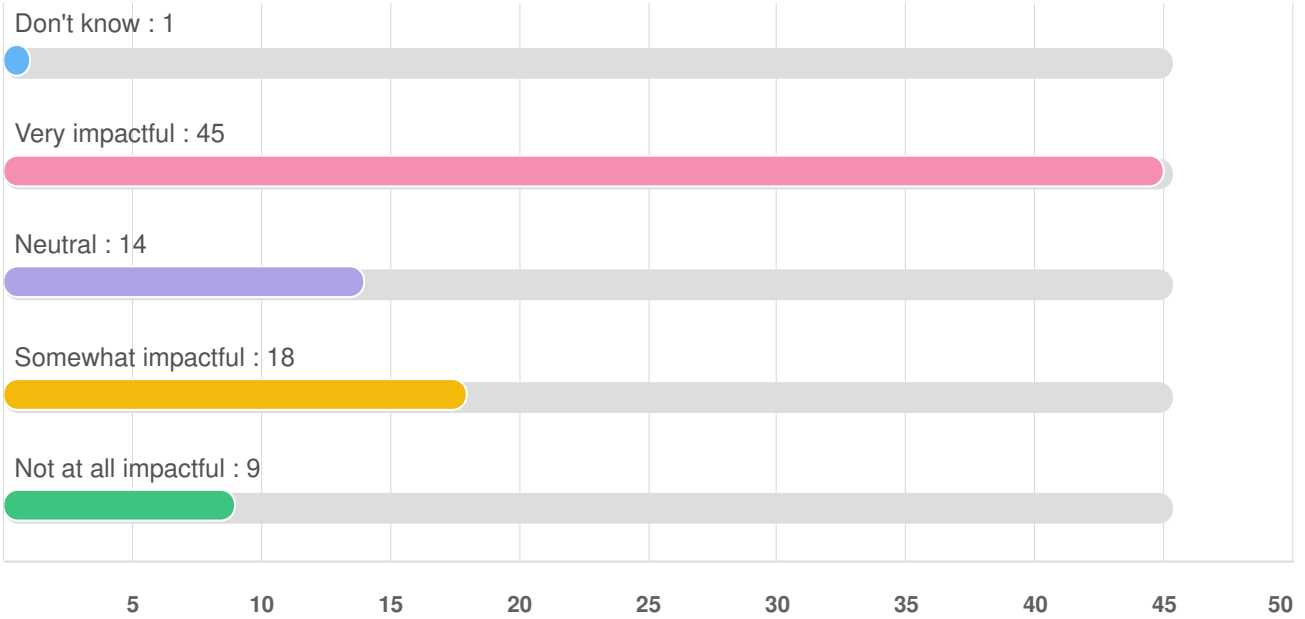
Not at all impactful : 21



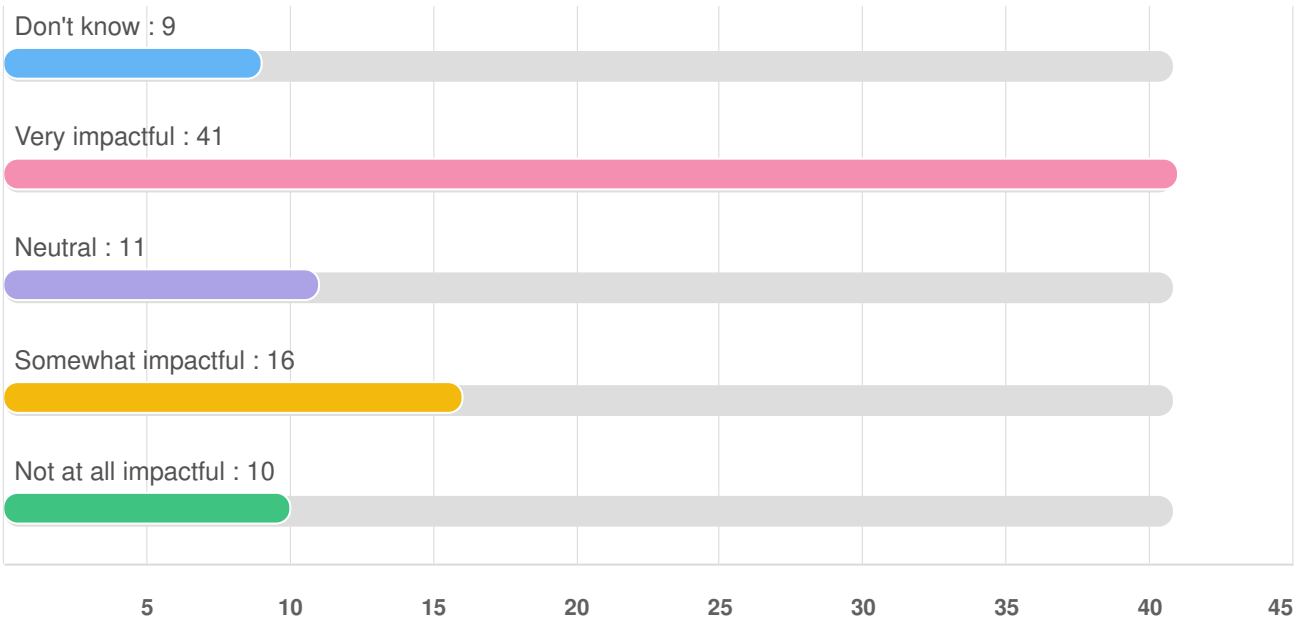
Increase public education programs about buses, light rail, and other transportation options, in conjunction with the opening of the Mercer Island light rail station

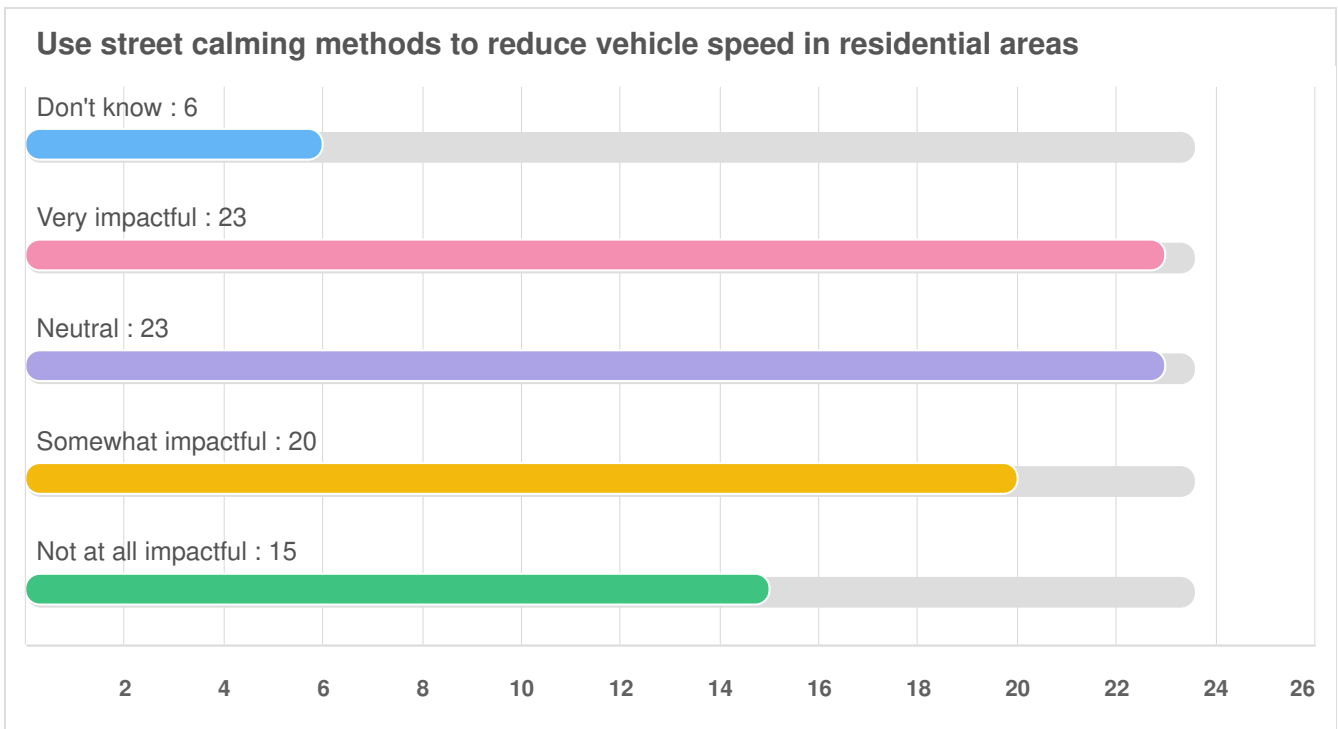


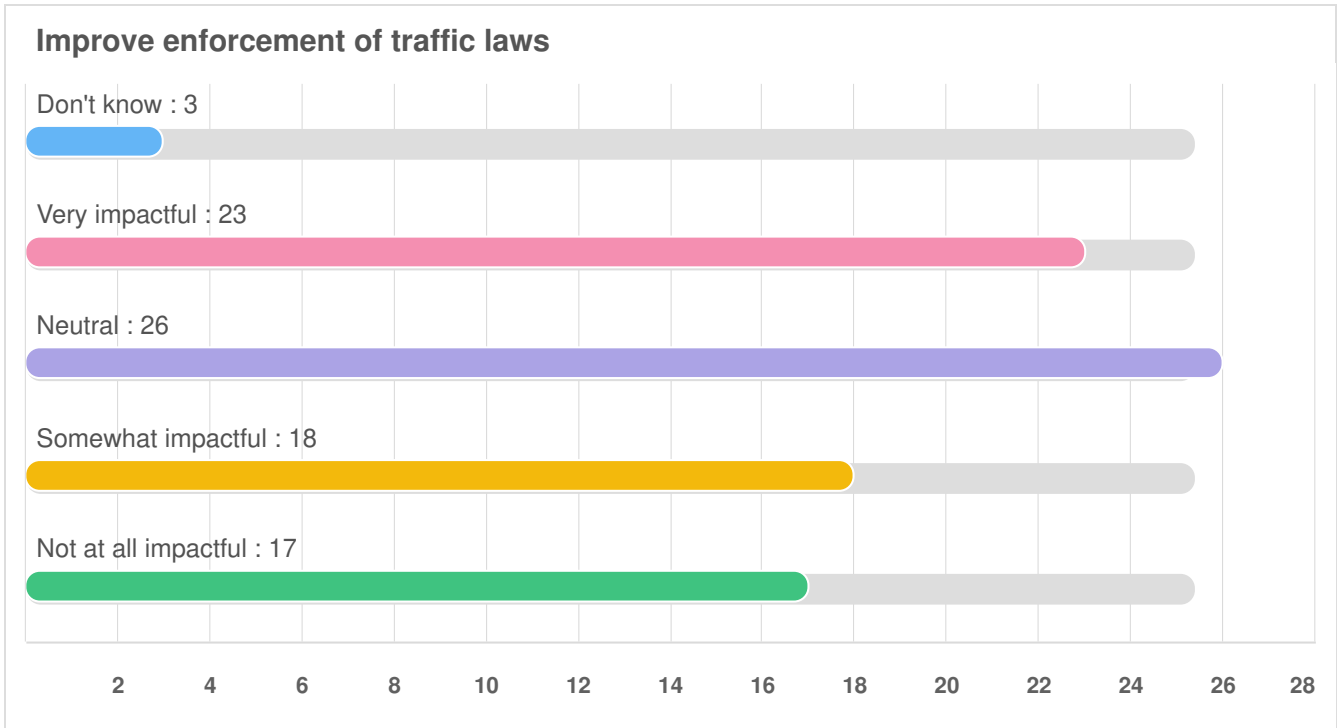
Improve and expand safe pedestrian and bicycle routes, including safe routes to school

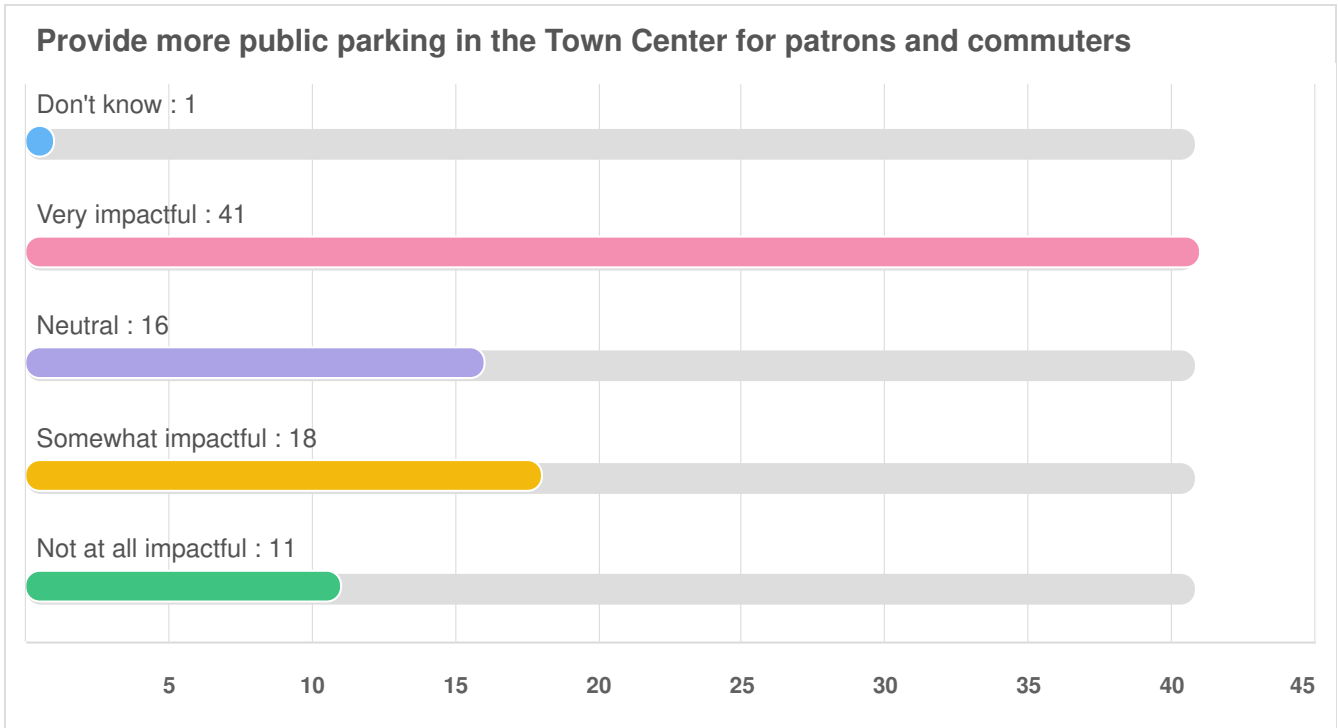


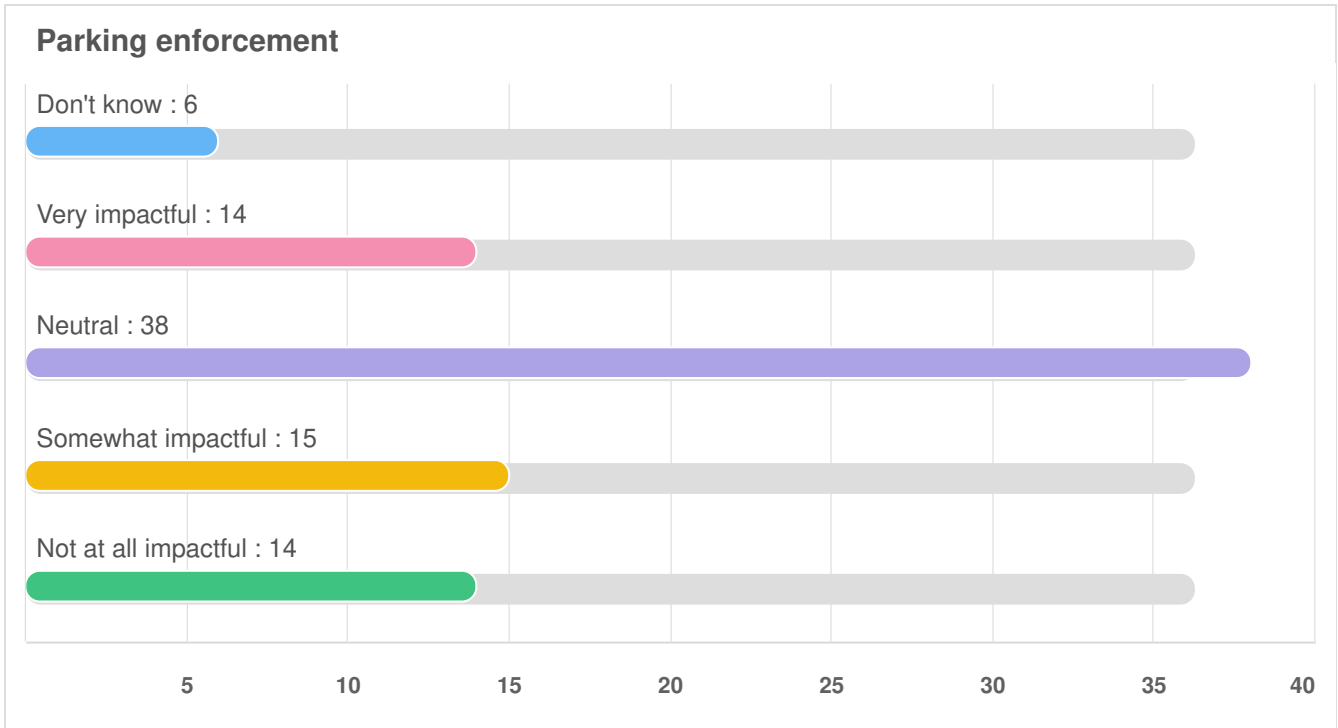
Improvements to the “last mile” transportation options to the Town Center and Transit Station

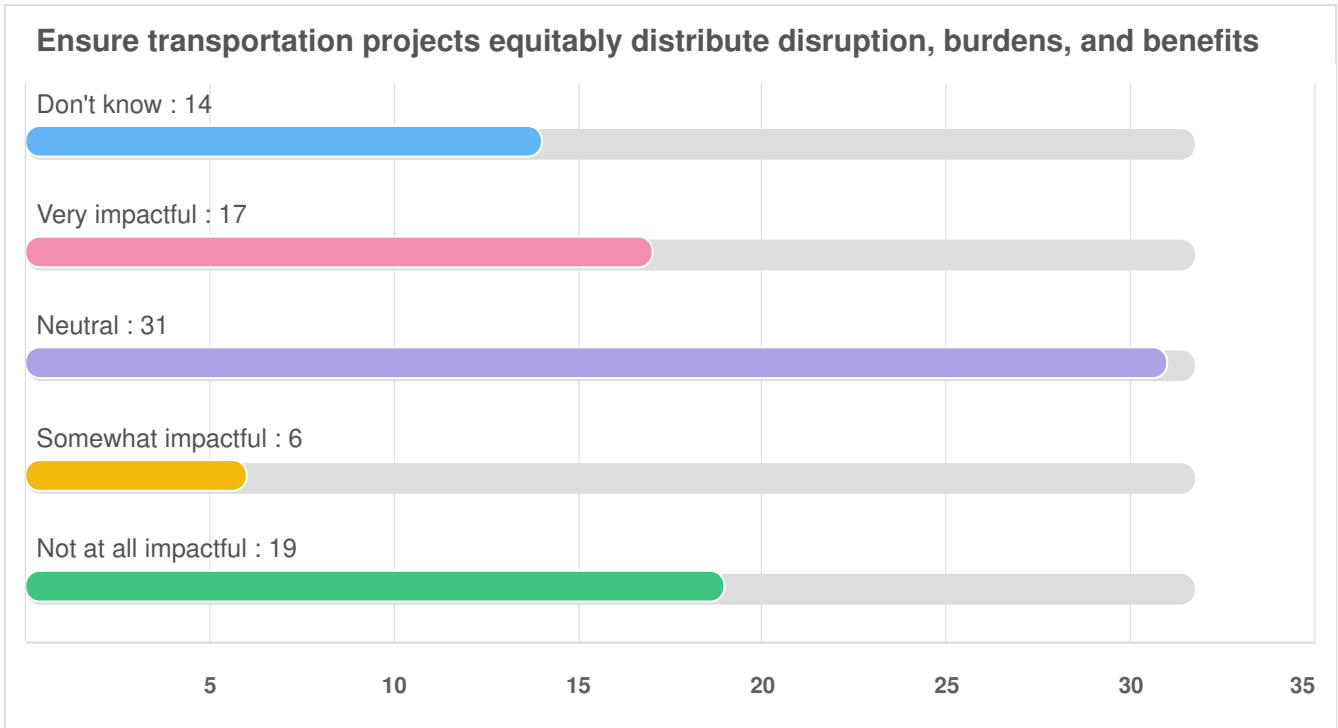












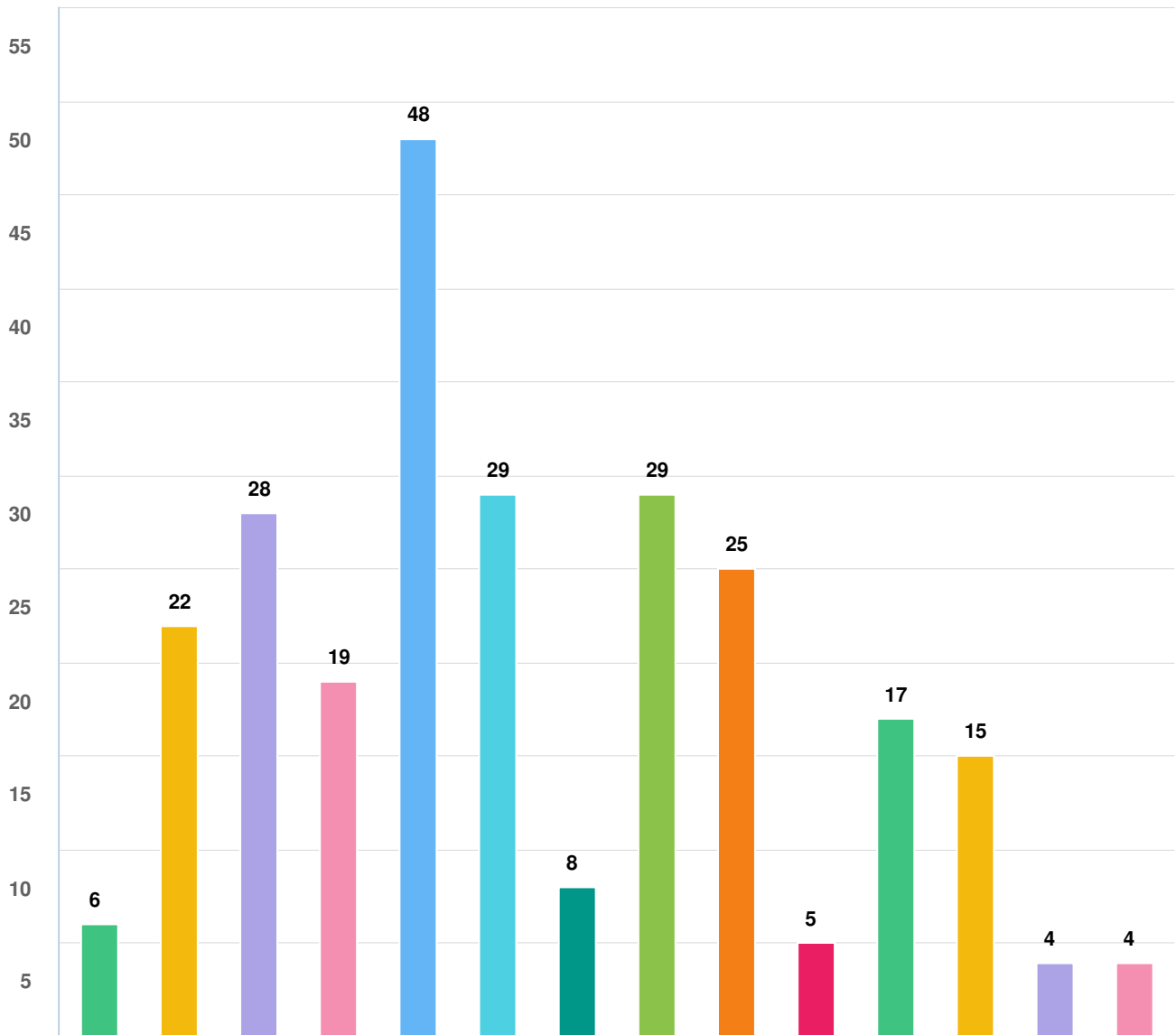
Q17 | As the City of Mercer Island strives to foster a robust economic environment and enhance the commercial areas to attract pe...

OPTIONS	AVG. RANK
Attracting high-wage employers	4.28
Partnering with community organizations to market Mercer Island as a favorable place to do business	4.72
Developing a guide to doing business on Mercer Island to assist entrepreneurs in navigating city processes and finding additional resources for starting a new business	4.93
Conducting a food truck pilot program in the Town Center	5.22
Development of satellite offices and coworking spaces	5.39
Supporting the Chamber of Commerce to initiate a "Shop Mercer Island" marketing campaign aimed at attracting more people to the island's commercial areas	5.62
Facilitating a mentorship program to connect Island business owners, entrepreneurs, and retirees with individuals interested in starting a new business	5.79
Studying the feasibility of relocating City Hall facilities to the Town Center	6.08
Periodically distributing a business newsletter to local business owners and community organizations	6.33
Partnering with community organizations and developers to facilitate the construction of affordable housing for employees who commute to Mercer Island due to the unavailability of affordable housing on the island	6.63

Mandatory Question (87 response(s))

Question type: Ranking Question

Q18 | What improvements and investments should the City of Mercer Island prioritize in the next 10 years? Please select your top three priorities from the list below:



Question options

- Other (please specify)
- Youth and Family Services –individual, couples, and family counseling, help with emergency rent, utilities assistance, access to food, senior services, etc.
- Transportation options – walking and bicycling paths
- Transportation options – increased transit access, improved bus service, protected bicycle lanes, etc.
- More sense of community (events, cultural awareness, etc.) ● Public safety
- Quality infrastructure (roads, sidewalks, streetlights, sewer, etc.)
- Design of buildings and public spaces (quality of materials, look of buildings, etc.) ● More variety of retail and other businesses
- Maintaining city services (police, fire, stormwater, water, sewer) ● Housing variety and affordability
- Protection of natural resources ● Parks and recreation opportunities ● Job opportunities and economic development

Mandatory Question (87 response(s))
 Question type: Checkbox Question

Q19 | Is there anything else you would like to share with us?

Anonymous

5/01/2024 07:47 PM

The proposed C-O zone should be for multi family housing and the city should not make it nearly impossible to build there because of the proximity to single family housing. More townhomes, condos, and affordable single family homes are needed. There is so much underutilized storefronts in the downtown core and the city needs to do more to attract businesses and make it easier to have a business on mercer island, it is sad to see it so empty.

Anonymous

5/01/2024 08:31 PM

The recently passed housing legislation in WA state is absolutely bananas. It doesn't work for small suburban communities like ours, nor do we want to change our predominantly single family community into a crowded concrete jungle of high rise buildings, congested roadways and overtaxing our already aging infrastructure to allow for massive congestion. People move to MI for a reason and the cost to live here reflects that. Please don't ruin our beautiful haven by turning us into another ugly congested Seattle, Bellevue or Redmond.

Anonymous

5/02/2024 04:46 PM

We love it here and are committed to staying here for my son's top notch education. We live in an apartment and have no chance of getting a condo here with HOA fees, etc. A small 2 bedroom condo that is affordable on a teacher's salary would be a game changer for us.

Anonymous

5/03/2024 02:39 PM

please maintain single family neighborhood- limit density there- keep it in the town center

Anonymous

5/04/2024 05:06 PM

I truly hope that Mercer Island continues to ground planning decisions on what is truly in the best interests for the overall community. Many of us moved here to be a safe place to raise our children. Let's keep Mercer Island that special place and not destroy it because folks got too greedy.

Anonymous

5/05/2024 05:54 PM

Growth is necessary and inevitable, and we need some more affordable housing for those who otherwise have to commute - but PLEASE, keep the investments, safety, peace, and overall quality of life needs of those who have already lived and supported MI for years at the forefront of decisions made. There's no putting the toothpaste back in the tube once we've made these very important and impactful decisions. Over the past 10-15 years, there have been a number of

MI development decisions made that have weakened, rather than strengthened, our position and desirability relative to some of our neighboring cities. In many ways, MI is unique and it's difficult to compare. Residents would like to keep it that way, but for the right reasons, positive reasons. Not traffic/congestion, lack of parking and retail options, increased crime and noise pollution, cookie cutter neighborhoods lacking trees and open space, and a visually unappealing or uninviting town center.

Anonymous

5/05/2024 05:58 PM

yes, on the economic survey -the whole scale, 1-10 was not available to choose. Some questions were limited to a couple of numbers which did not represent my choices.

Anonymous

5/06/2024 07:28 AM

Develop a non biased survey - not aimed at density. Save the SFH neighborhoods.

Anonymous

5/07/2024 10:05 AM

Please do not encourage multi-family housing development in the C-O zone. Traffic is already troublesome there and there are no public transit options. Keep multifamily development in and around the Town Center where it already exists and where public transportation options already are present. This concentration of housing in Town Center will support retail. Studying small-scale retail in residential zones is a horrible idea as retail needs density and single family neighborhoods along with parks are the allure of MI. Do not destroy our Single Family Neighborhoods chasing a pipe dream. It is okay that Mercer Island is a suburb and not an urban center. It is ok that it is a bedroom community with walkable, safe, single family neighborhoods with abundant tree cover.

Anonymous

5/07/2024 01:25 PM

Keep the single-family characters and don't turn Mercer Island into Capitol Hill, where I moved from.

Anonymous

5/07/2024 08:51 PM

As someone that has conducted surveys, I find that your paragraph about housing gap is non-objective and is pushing a progressive agenda. That is not good survey design and will likely skew/influence the results. In addition, studying small scale in single family neighborhoods is not something the city should be spending money on. Protecting our single family neighborhoods is key to the city's continued success and those neighborhoods are the majority of the island and why many moved here. Also, the CO zone by the JCC and French School already has bad traffic and no high speed transit options - it is NOT the place to encourage multifamily housing. Multifamily housing should be limited to the Town Center, existing

zones, and areas near the light rail - this will provide the density that will foster a revitalized retail environment.

Anonymous

5/08/2024 06:07 PM

Increase density & height limits in the town center to increase housing supply and attract more businesses - and move city hall there rather than rebuilding it in place. Open up the rest of the island to higher density housing options, including ADUs and fourplexes, with reduced or eliminated parking minimums. Expand bike and walking paths and add shuttles to make it easy for people to get to transit without having to drive.

kian

5/09/2024 07:27 PM

The comprehensive plan must go farther on housing -- by adopting a limited, slow growth plan, we're harming the region by keeping housing prices high. If we allow more market-rate housing here, it will prevent gentrification and displacement in other areas. We should increase zoning beyond the minimum requirements mandated by the GMA and state legislation.

Anonymous

5/09/2024 08:47 PM

Please restore lifeguards.

Anonymous

5/10/2024 03:58 PM

Mercer Island's high value to me is totally associated with its uniform Single Family nature and its concomitant safety. The current Washington State assault on that (middle housing and other affordability mandates, and assault on Single family zoning broadly) is highly ideologically driven from the left. As a former planning manager for our largest city, I foresee ever increasing ideological pressure in that direction. I oppose this uniform mandate and our comprehensive plan should do everything to thwart these mandates and protect our current wonderful character. I have little faith that it will.

Anonymous

5/10/2024 04:15 PM

Yes. My number one issue is we NEED more affordable housing. note, i don't want low income housing. I don't want rental assistance. i just want us to Build more dense units downtown. Condos, townhouses, etc. The entry level house on Mercer Island shouldn't be \$2mn. There are reasons why our elementary school attendance is down. One big one is who can afford \$2+mn with young kids. Again, I'm not saying build low income housing. 2-3 bedroom condo units. \$1.2-1.5mn townhomes. People want to live here! approve buildings that work for Upper class families with young kids.

Anonymous

5/10/2024 06:12 PM

There are too many cars racing along the EMW during the summer time. Please make sure to police and issue tickets.

Anonymous

5/10/2024 08:32 PM

Pretty much everything in question 18 should be on the list! Please make it easier to get around the island quickly.

Anonymous

5/11/2024 06:42 AM

Better street lighting coverage close to parks more pedestrian sidewalks Traffic lights on cross walks Stop increasing property taxes with double digits every year Distributed more funding in expanding tech and science education in public schools Attract more restaurants, family businesses offering kids services Offer more kids play and education programs options

Anonymous

5/11/2024 12:11 PM

Mercer Island is a unique community positioned between two major cities. I would love to see a community plan that reflects inclusion, diversity and equitable solutions. We should be caring for all of our neighbors and be an inviting place for all (not just those who can afford to live here), and there are residents like myself who do want change in my own back yard. The housing crisis is real and as a community, we can be part of incremental change. Thank you for taking time to collect input from the residents.

Anonymous

5/11/2024 12:39 PM

Priority parking permits should be distributed to mercer island residents so they can use the parking facilities related to mass transit. It is too unpredictable to reliably use for commuting.

Anonymous

5/11/2024 12:46 PM

If there is a way to supporting housing for educators particularly those teaching at our schools that would have a strong positive multiplier on many aspects of Mercer island life.

Anonymous

5/11/2024 02:21 PM

More sidewalks

Anonymous

5/11/2024 04:08 PM

Please gather as much research as possible about which strategies for affordable housing have measurable results. If a strategy hasn't been successful elsewhere we shouldn't try to make it work here.

Anonymous

5/11/2024 05:51 PM

A vibrant walkable, bikeable city core, with restaurants, galleries, light retail, is the most important function the comprehensive plan can serve. That means re-striping streets to accommodate angle parking and bike lanes, widening sidewalks to accommodate outdoor seating for restaurants and trees and plantings to make for an attractive pedestrian environment. The current downtown core is decrepit.

1950s-era strip malls surrounded by parking lakes is not a pleasant walking environment. Think about pedestrian-only options and modern, mixed-use urbanism. Provide central public parking in place of every strip mall having its own lot. Create 10-minute loading zones to drop off or pickup small loads, like dry cleaning or quick service restaurants. Rezone retail core as mixed use and delete the at-grade parking lots. Require adequate underground or otherwise integrated parking for residential buildings, not at-grade parking lakes. Limit heights and massing of multistory buildings, and set back upper stories to not intimidate pedestrians or create canyons. Maintain open space in and around buildings. Provide more bike parking.

Anonymous

5/12/2024 05:55 PM

Not everyone here has a multi-million dollar home and a Tesla, some of us are just getting by.

Anonymous

5/12/2024 06:18 PM

There is very little available land for development of smaller homes. Of there are places that can infill smaller affordable homes that would be great.

Anonymous

5/12/2024 06:24 PM

I am unhappy with the quality of this survey, particularly when I am required to choose options to complete questions when I am against all of the options. Particularly the question that required I endorse 5 housing options I opposed. Also question 17 required rankings and the software repeatedly rejected my rankings

Anonymous

5/12/2024 08:04 PM

Bike lanes and pedestrian paths are really needed from Lakeridge Elem. all the way to the new light rail station! Currently, Bike lanes are hit and miss and veer off towards the high school- very dangerous for students on e-bikes and scooters. Don't stop the bike lane construction on mid-island like it is currently planned, continue the path all the way from Lakeridge elem to the new light rail station. Bike lane path should start at Lakeridge Elementary, go north past IMS, head east past the south end shopping center, north at Pioneer park on Island crest way, turn west onto 40th, then to north onto 80th Ave SE. We need a north to south bike/pedestrian path to connect all islanders. We desperately need a round-about at the pioneer park 4 way stop. With art in the middle of the round-about to welcome everyone to the south end. Plus, the south end doesn't have much public artwork, compared to the north end. Thank you for making Mercer Island a great community to live - both north, south east and west.

Anonymous

Implement climate action! Increase density in the town center,

5/12/2024 08:38 PM

accommodate multi-modal transportation options.

Anonymous

5/13/2024 08:34 AM

I strongly support improving bicycle infrastructure, including the ICW corridor and through the town center.

Anonymous

5/13/2024 09:20 AM

Focus on the basics, the very purpose of a city. Health, safety, & infrastructure. Clean water, clean streets, clean parks.

Daniel Thompson

5/13/2024 02:31 PM

Please maintain the single-family zones. This includes trees and house to lot size. Please maintain parking minimums so cars don't park in the streets forcing kids and pedestrians into the street. Please don't rezone or develop our parks. The only place affordable housing makes any sense is in the town center, but even then with the cost of land and construction developers can't go below 80% AMI for affordable housing or they won't build. Increased density does not benefit existing residents. It only benefits builders, and strains our already strained infrastructure from water to sewer to roads to police to fire.

Anonymous

5/13/2024 05:21 PM

Yes, the rents are too high - both residential and retail. Older buildings should be grandfathered in, developers should not be allowed extra stories for nothing, and we don't want micro-housing or co-sharing opportunities anywhere on the island.

Anonymous

5/14/2024 08:39 AM

Town center development is a big challenge. We would like to have a better selection of retail, especially restaurant options. However, there is also a need for affordable housing and parking is severe problem. Lack of proper repair and maintenance in some existing apartment buildings in the town center is also a problem.

Anonymous

5/14/2024 09:56 AM

Yes, with regards to the questions in 17., I am sorry, but they all should get "10" on a scale, not make us have to put in a number in order of how important. What you are missing is the fact that we are losing so much commercial retail and restaurants and bars in the Town Center in exchange for multifamily residential buildings with no on-street parking which no-one wants and which goes against what we want. And the City are not listening to citizens even more, even with our filling out survey after survey. And there is a push for micro-housing and co-sharing housing, just make sure that there is something in The Comprehensive Plan which makes it that there is a limit on density. We want affordable housing, but not at the cost of making people live like sardines all packed into small units to make it

look like they are affordable.

Anonymous

5/14/2024 01:19 PM

The biking community (including e-bikes and e-scooters) on Mercer Island is quite large. I'd like to see this group better represented when important planning decisions are made.

Anonymous

5/14/2024 03:35 PM

Please do not destroy the single family neighborhoods of Mercer Island. That and its parks are what make it unique. Any mandated increase in density or creation of affordable units should be limited to the Town Center and existing multifamily areas and near the Light Rail Station. And for the love of God don't even entertain the idea of putting a parking garage in Mercerdale....that battle was already fought on Kite Hill - seriously!!!!

Anonymous

5/14/2024 04:48 PM

I am concerned with the arrival of public transit to Mercer island that our Island will become less safe. Make sure this does not happen.

Anonymous

5/14/2024 08:37 PM

This survey's wording leads to a bias toward a particular result. There is ambiguity of meaning in some groups of questions.

Anonymous

5/16/2024 09:25 AM

Do not put the City Hall in Town Center. Putting the City Hall simply makes it more difficult for your customers to access City Hall and it displaces tax paying businesses with tax absorbing government there by transferring more tax burden on the SF residences there by making the Island less affordable.

Anonymous

5/16/2024 02:02 PM

Yes engage with the community

Anonymous

5/16/2024 03:33 PM

Section 17 is terrible. I don't want any time or money spent on ANY of these priorities, but I could not complete the survey without filling in all of the blanks. Finally I had to fill them in arbitrarily to get to through the survey. I think ALL of the results in section 17 are invalid for the reason that the results do not represent the true opinions of residents who do not want time or money spent on any of these options.

Anonymous

5/16/2024 04:49 PM

The city should re-establish Citizen use of the Community Center without cost to citizen sponsors and users.

Anonymous

Completely tear down and rebuild CPD

5/17/2024 11:37 AM

Anonymous

5/17/2024 12:11 PM

Please do nothing to change the character of the residential areas of the island. Don't reduce lot size, don't increase permissible impervious surface area, and do preserve trees and parks.

Anonymous

5/19/2024 09:55 PM

Allow homeowners to use more than 40% of their property to do home remodels. Please add sidewalks and please add street lights for safety purposes in neighborhoods

Optional question (47 response(s), 40 skipped)

Question type: Essay Question