



PLANNING COMMISSION REGULAR MEETING AGENDA

Wednesday, August 29, 2018
Mercer Island City Hall

CALL TO ORDER & ROLL CALL

6:00 PM

APPEARANCES

6:05 PM

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

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

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

REGULAR BUSINESS – PUBLIC HEARING

6:10 PM

Agenda Item #1: 2018 Comprehensive Plan & Code Amendments

Public hearing on the proposed 2018 Comprehensive Plan Amendments (CPA18-001, CPA18-002, CPA17-002 and ZTR18-005). The public hearing will be continued to September 5, 2018 to allow for additional public testimony. Planning Commission review and deliberation will occur after the close of the public hearing on September 5, 2018.

OTHER BUSINESS

Planning Manager's report

Planned Absences for Future Meetings

Next Regularly Scheduled Meeting: September 5, 2018 at 6:00PM

ADJOURN

PLANNING COMMISSIONERS

Carolyn Boatsman

Tiffin Goodman, Vice-Chair

Daniel Hubbell, Chair

Jennifer Mechem

Lucia Pirzio-Biroli

Craig Reynolds

Ted Weinberg

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AGENDA TIMES ARE APPROXIMATE

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



**CITY OF MERCER ISLAND
PLANNING COMMISSION
STAFF REPORT**

**Agenda Item: 1
August 29, 2018**

File Numbers: CPA18-001, CPA18-002, CPA17-002 and ZTR18-005

Description: The docket of proposed 2018 Comprehensive Plan Amendments was adopted by Council Resolution No. 1534 on November 6, 2017 for further review in the calendar year 2018. An additional amendment was added to the list by Council Resolution 1545 on June 5, 2018, bringing the total list of proposed Comprehensive Plan Amendments to fifteen possible amendments.

The proposed 2018 Comprehensive Plan Amendments are accompanied by a rezone and zoning text amendment to amend the zoning designation of property of property located along Sunset Highway west of 80th Ave. SE, east of 78th Ave. SE and south of I-90 to "TC" (Town Center) and update related maps within MICC 19.11 – Town Center Development and Design Standards.

Applicant: City of Mercer Island

Location: Applies to all land within the City of Mercer Island

Exhibits:

1. Draft Ordinance adopting the 2018 Comprehensive Plan Amendments (together with Attachments "A" and "B" to the Ordinance)
2. Draft Ordinance adopting Zoning Text Amendments (together with Attachment "A" to the Ordinance)
3. City Council Resolution No. 1534
4. City Council Resolution No. 1545
5. Public Notices of Application and Public Hearing
6. Public Comments
7. SEPA Determination of Non Significance, dated July 30, 2018
8. SEPA Determination of Non Significance, dated July 30, 2018

I. SUMMARY

This staff reports provides a basis for the staff recommendation that the Planning Commission recommend adoption of the 2018 Comprehensive Plan Amendments (Exhibit 1) and accompanying zoning text amendments (Exhibit 2) to the City Council. The staff recommends that the Planning Commission recommend approval of fourteen of the fifteen proposed 2018 Comprehensive Plan amendments as further described within this staff report.

On November 6, 2017, the City Council passed Council Resolution No. 1534 (Exhibit 3), which established a docket of 2018 Comprehensive Plan Amendments for further review and action. The original 2018

Comprehensive Plan Amendment Docket included fourteen items for action; one of the proposed amendments was initiated by members of the Mercer Island community and the remaining amendments were initiated by the City.

On June 5, 2018, the City Council passed Council Resolution No. 1545 (Exhibit 4), which added an additional item to the Comprehensive Plan Amendments for further review and action. This amendment, which is to amend the land use designation of property adjacent to the Town Center from "I-90/Linear Park" to "Town Center" is accompanied by a rezone and zoning text amendment to change the zoning designation of the property from "Public Institution" to "Town Center" and to update maps and figures contained within Chapter 19.11 of the Mercer Island City Code.

Following further review of the proposed amendments, the Planning Commission has determined that one of the proposed amendments, item 13, should not receive a recommendation of approval to the City Council. Docket item 13 was a possible comprehensive plan amendment to:

"Develop goals and policies that would more closely tie Town Center height allowances to the encouragement of public amenities including an expedited procedure that would enable property owners / developers to get tentative approval of additional height allowances based on proposed amenities." (Exhibit 3, page 2).

Comprehensive Plan and Zoning Text Amendments are designated as legislative actions, as set forth in MICC 19.15.010(E). Applicable procedural requirements for a legislative action are contained within MICC 19.15.020, including the provision that the Planning Commission conduct an open record public hearing for all legislative actions. On August 29, 2018 and September 5, 2018, the Planning Commission will hold an open record public hearing on this matter to obtain comments from the public, deliberate on the proposed amendments and forward a recommendation to the City Council for consideration and action. As the final decision making authority for legislative actions, the City Council will consider the matter in public meetings prior to taking final action.

The City issued Public Notices of Application and Open Record Hearing (Exhibit 5), which were published in the City's weekly permit bulletin on July 30, 2018 and in the Mercer Island Reporter on July 25, 2018. Public comment has been accepted throughout the review of the proposed amendments. All public comment received as of the date of this staff report are attached (Exhibit 6).

The City has issued two SEPA Determinations of Non Significance (DNS) on July 30, 2018; a copy of both SEPA Determinations is attached (Exhibits 7 and 8).

II. STAFF FINDINGS, ANALYSIS AND CRITERIA FOR REVIEW

- A. **Proposed 2018 Comprehensive Plan Amendments and Rezone / Zoning Text Amendment.** Please see Exhibit 1, Attachment A for the Comprehensive Plan Amendments, and Exhibit 2, Attachment A for the Rezone and Zoning Text Amendments.
1. Update the Land Use Element and Land Use Map for clarity and accuracy of map designations. This amendment will result in a table added to the Land Use Element which provides a brief description of each land use designation and the accompanying implementing zoning designation. This amendment also updates the land use map to consolidate several very similar land use designations into a similar designation (e.g. single family residential).

2. Update the Capital Facilities Element and Capital Facilities Plan in conjunction with the budget. This amendment provides a brief cross reference to the regularly updated Capital Improvement Plan (CIP) and adopts the CIP, as amended, as an appendix to the Comprehensive Plan.
3. Update to the Transportation Element to address traffic modeling, level of service, non-motorized, and I-90 changes. The City has retained a consultant, KPG, to assist in updates to the Transportation Element. The amendment will result in updates to the contextual language and data, incorporating recent changes to Mercer Island's transportation circumstances, updates to existing and forecasted intersection improvements, and related updates to the recommended project list and policy language.
4. Addition of policy in support of participation in the King County Public Benefit Rating System. This amendment will create additional policy language within the Land Use Element that supports the use of conservation tools to protect private property.
5. Addition of goals and policies to the Land Use Element supporting the requirements of the City National Pollution Discharge Elimination System (NPDES) permit and supporting low impact development. The Utilities element will be updated to incorporate additional language related to the use of low impact development principles when managing stormwater runoff.
6. Addition of goals and policies to the Land Use Element supporting the cultural arts. The Mercer Island Arts Council assisted the Planning Commission by developing a recommended Comprehensive Arts and Culture Plan, with accompanying goals and policies for Planning Commission review. The amendment will result in an update to the Introduction and the Land Use Element to incorporate the recommended goals and policies and will adopt the Comprehensive Arts and Culture Plan as an appendix to the Comprehensive Plan.
7. Addition of goals and policies to the Land Use Element pertaining to critical areas. The Planning Commission has identified three additional goals, and several related policies for incorporation into the Land Use Element. The goals and policies will provide further specificity regarding the regulation of critical areas.
8. Creation of a new land use map designation "Private Community Facilities" or similar, for the properties currently occupied by the JCC, French American School, and Herzl-Ner Tamid. This proposed amendment will affect the Land Use Element, by creating a new goal and related policy direction for the "Private Community Facilities" land use and zoning designation. The land use map will also be updated to reflect the new land use designation for the SJCC, Herzl-Ner Tamid, and French American School of Puget Sound properties.
9. Addition of goals and policies to the Land Use Element supporting disaster planning and recovery. The proposed amendment to the Land Use Element will create a new goal and related policy language supporting the City's current and expanded efforts to prepare for catastrophic disasters and subsequent recovery.
10. Addition of goals and policies to the Housing Element to promote universal design, accessibility, and age-friendly planning on Mercer Island.
11. Addition of goals and policies supporting the use of green building methods and materials for residential development.
12. Addition of goals and policies supporting the use of the STAR Communities framework, or a similar assessment framework, to assess the City's strengths and weaknesses in supporting sustainability.
13. Addition of goals and policies to the Land Use Element that would more closely tie Town Center height allowances to the encouragement of public amenities including an expedited procedure that would enable property owners and developers to get tentative approval of additional height allowances based on proposed amenities. Following an initial review, the Planning Commission has indicated that they will not proceed with recommending approval of this amendment.

14. Addition of goals and policies to the Land Use Element that would support a pilot program for new residential development create design regulation flexibility in return for public amenities.
15. Amend the land use map for a portion of property located under and adjacent to Sunset Highway west of 80th Avenue SE, east of 78th Avenue SE and south of I-90 (known as "Parcel 12") from "I-90/Linear Park" to "Town Center". This amendment is intended to allow the City to combine the "Parcel 12" property with additional property owned by the City to allow for development of commuter parking through a public-private partnership.

This docket item will also require a rezone from "P" (Public Institution) to "TC" (Town Center) and amendments to the Mercer Island development regulations (i.e. the Mercer Island zoning map and the text and maps in Chapter 19.11 MICC). Pursuant to MICC 19.15.050(F) "In cases where both a comprehensive plan amendment and a rezone are required, both shall be considered together..." Staff has prepared these additional materials for review by the Planning Commission concurrent with review of this proposed Comprehensive Plan amendment.

B. Criteria for Comprehensive Plan Amendments. Pursuant to MICC 19.15.020(G)(1), a recommendation should be approved if:

- a. *The amendment is consistent with the Growth Management Act, the county-wide planning policies, and the other provisions of the comprehensive plan and city policies; and:*
 - i. *There exists obvious technical error in the information contained in the comprehensive plan; or*
 - ii. *The amendment addresses changing circumstances of the city as a whole.*
- b. *If the amendment is directed at a specific property, the following additional findings shall be determined:*
 - i. *The amendment is compatible with the adjacent land use and development pattern;*
 - ii. *The property is suitable for development in conformance with the standards under the potential zoning; and*
 - iii. *The amendment will benefit the community as a whole and will not adversely affect community facilities or the public health, safety, and general welfare.*

Staff Findings:

1. Amendments 1 through 14. The proposed amendments to the Comprehensive Plan are consistent with the Growth Management Act, the county-wide planning policies, and other provisions of the Comprehensive Plan and City policies. The proposed amendments clarify existing policies and goals, address the changing circumstances of the City, and/or correct technical errors.
 - i. Amendments 1, 2, and 3: Amendments 1 and 2 clarify the City's existing policies and goals by specifying the policy intent of specific land use designations within the Comprehensive Plan and by incorporating a reference to the Capital Improvement Program (CIP) as required by the Growth Management Act. Amendment 3, an update to the Transportation element corrects technical errors that are resulting from the changing circumstances of the City, related to transportation. Criterion "a.i." is met.
 - ii. Amendments 3 through 12 and 14: These amendments address the changing circumstances of the City, by articulating goals and policies related to open space conservation, low impact development, arts and culture, critical area protection, private

community facilities, disaster planning and recovery, accessibility, sustainability, and private residential development. Criterion “a.ii.” is met.

- iii. Amendment 13: Amendment 13 was initially proposed to address changing needs on Mercer Island related to Town Center development. Following an initial review, the Planning Commission has indicated that this amendment should be considered in the context of a changing circumstance in the Town Center. At this time the Planning Commission does not believe that this amendment is necessary to address a changing circumstance. Neither criterion “a.i.” nor “a.ii.” is met.

2. Amendment 15. The proposed amendment is to amend the land use map re-designating city a portion of property located under and adjacent to Sunset Highway west of 80th Avenue SE, east of 78th Avenue SE and south of I-90 (known as “Parcel 12”) from “I-90 / Linear Park” to “Town Center”. This proposed amendment to the Comprehensive Plan is accompanied by a zoning amendment (see below) amending the zoning designation from “P” to “TC”. The proposed land use map re-designation and associated re-zone allows the City to combine the “Parcel 12” property with additional property owned by the City to allow for development of public commuter parking through a public-private partnership.

- i. The proposed amendment meets criterion “a.ii” above, reflecting an intentional response to the changing circumstances on Mercer Island.
- ii. The proposed amendment will result in a land use designation that is compatible with surrounding development within the Town Center – specifically the Town Center land use designation. The subject site immediately abuts the Mercer Island Town Center on the south and west sides; property to the north and east is primarily developed with the I-90 park improvements. The property may be used or developed independently, or in conjunction with adjacent sites, consistent with the zoning designation of “TC-5” and the zoning standards of the Town Center code (MICC 19.11). Consequently, the proposed amendment meets criterion “b.i.” and “b.ii.”
- iii. The proposed amendment will allow the City to evaluate a number of different alternatives for use and improvement of the subject site, without the constraint associated with the current land use and zoning designation. No impact to existing community facilities or public health, safety, or welfare have been identified. Consequently, the proposed amendment meets criterion “b.iii.”

- C. **Criteria For Zoning Text Amendments.** There are no specific criteria listed in the Mercer Island City Code for a code amendment, except as related to the rezoning of property. However, in accordance with RCW 36.70A.040, the proposed amendments shall be consistent with and implement the City’s Comprehensive Plan. The proposed code amendments are contained within Exhibit 2, Attachment A, and reflect amendments to maps and figures contained with the Town Center regulations that ensure consistency with proposed Amendment 15, above. Pursuant to MICC 19.15.020(G)(2), rezones should be approved if:

- a. *The proposed reclassification is consistent with the policies and provisions of the Mercer Island comprehensive plan;*
- b. *The proposed reclassification is consistent with the purpose of the Mercer Island development code as set forth in MICC 19.01.010;*
- c. *The proposed reclassification is an extension of an existing zone, or a logical transition between zones;*
- d. *The proposed reclassification does not constitute a “spot” zone;*
- e. *The proposed reclassification is compatible with surrounding zones and land uses; and*

f. *The proposed reclassification does not adversely affect public health, safety and welfare.*

Staff findings:

The proposed rezone is consistent with the proposed amendment to the land use designation map contained within the Mercer Island Comprehensive Plan. The proposed rezone is an extension of the adjacent "TC" zoning designation and does not constitute an isolated "spot" zone. As noted above, no impact to existing community facilities or public health, safety, or welfare have been identified.

I. STAFF RECOMMENDATION

Based on the analysis and findings included herein, staff recommends to the Planning Commission the following:

Recommended Motion: Move to recommend that the City Council approve the proposed Comprehensive Plan amendments, as detailed in Exhibit 1, and further move to recommend that the City Council approve the proposed amendments to the Mercer Island City Code (MICC) Title 19 as detailed in Exhibit 2.

First Alternative Motion: Move to recommend that the City Council approve the proposed Comprehensive Plan amendments, as detailed in Exhibit 1, and further move to recommend that the City Council approve the proposed amendments to the Mercer Island City Code (MICC) Title 19 as detailed in Exhibit 2, provided that the proposal shall be modified as follows: *[describe modifications]*.

Second Alternative Motion: Move to recommend that the City Council deny the proposed Comprehensive Plan amendments, as detailed in Exhibit 1, and further move to recommend that the City Council deny the proposed amendments to the Mercer Island City Code (MICC) Title 19 as detailed in Exhibit 2.

Staff Contact: Evan Maxim, Interim Director of Development Services

**CITY OF MERCER ISLAND
ORDINANCE NO. 18-XX**

AN ORDINANCE OF THE CITY OF MERCER ISLAND AMENDING THE MERCER ISLAND COMPREHENSIVE PLAN INTRODUCTION, LAND USE ELEMENT, CAPITAL FACILITIES ELEMENT, TRANSPORTATION ELEMENT, UTILITIES ELEMENT, HOUSING ELEMENT, APPENDIX B, APPENDIX D, AND LAND USE MAP DESIGNATION OF CERTAIN PROPERTIES WITHIN THE CITY LIMITS OF MERCER ISLAND AS SPECIFICALLY DESCRIBED BELOW.

WHEREAS, in compliance with the Washington State Growth Management Act, Chapter 36.70A RCW, the City of Mercer Island adopted a Comprehensive Plan in 1994 and has amended the plan on several occasions since that time; and

WHEREAS, in accordance with RCW 36.70A.130, an adopted Comprehensive Plan shall be subject to continuing evaluation and review, and the 2017 Mercer Island Citizen Comprehensive Plan Amendment Process is the annual amendment process authorized under RCW 36.70A.130(2)(a); and,

WHEREAS, the City sought community participation in the 2018 Citizen Comprehensive Plan Amendments by placing a series of legal ads in August of 2017 notifying residents, business owners and interested parties of the ability to submit amendments to the Mercer Island Comprehensive Plan; and

WHEREAS, the deadline for submittal was October 1, 2017 and following review by the Planning Commission and City Council fourteen Comprehensive Plan amendments were initially identified; and

WHEREAS, on November 6, 2017, the City Council passed Council Resolution No. 1534, which established a docket of fourteen proposed Comprehensive Plan amendments for review in 2018; and

WHEREAS, on June 5, 2018, the City Council passed Council Resolution No. 1545, which established a fifteenth proposed Comprehensive Plan amendment for review in 2018; and

WHEREAS, pursuant to RCW 36.70A.120 (2)(b), all proposals that were submitted are being considered concurrently so the cumulative effect of the various proposals can be ascertained, and

WHEREAS, The City of Mercer Island has met all applicable public notice requirements for said comprehensive plan amendments according to MICC 19.15; and

WHEREAS, state agencies received notice of Mercer Island's proposed Comprehensive Plan amendments on September XX, 2018, and no formal comments were received; and

WHEREAS, the City of Mercer Island has issued SEPA Threshold Determinations (DNS) for the respective amendments on July 30, 2018; and

WHEREAS, the Planning Commission had the required public hearing on August 29, 2018 and September 5, 2018, and recommended approval of fourteen of the fifteen proposed Comprehensive Plan Amendments; and

WHEREAS, the City Council considered the proposed Comprehensive Plan Amendments on September X, 2018 and October X, 2018.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MERCER ISLAND, WASHINGTON, DOES HEREBY ORDAIN AS FOLLOWS:

Section 1: **Comprehensive Plan Land Use Map Amendments.** The amendments to the Mercer Island Comprehensive Plan Land Use map, as set forth in Attachment “A” to this ordinance are hereby adopted.

Section 2: **Adoption of Amendments to the Introduction, Land Use, Housing, Transportation, Utilities, and Capital Facilities Elements, and to Appendices B and D of the Mercer Island Comprehensive Plan.**
The amendments to the Mercer Island Comprehensive Plan as set forth in Attachment “B” to this ordinance are hereby adopted.

Section 3: **Severability.** If any section, sentence, clause, or phrase of this ordinance or any municipal code section amended hereby should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of any other section, sentence, clause or phrase of this ordinance or the amended code section.

Section 4: **Publication and Effective Date.** A summary of this Ordinance consisting of its title shall be published in the official newspaper of the City. This Ordinance shall take effect and be in full force five days after the date of publication.

PASSED by the City Council of the City of Mercer Island, Washington at its regular meeting on the XXth day of October 2018 and signed in authentication of its passage.

CITY OF MERCER ISLAND

Debbie Bertlin, Mayor

Approved as to Form:

ATTEST:

Kari Sand, City Attorney

Deborah Estrada, City Clerk

Date of Publication: _____

Figure 1- Land Use Map

Mercer Island Land Use Plan

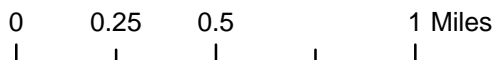
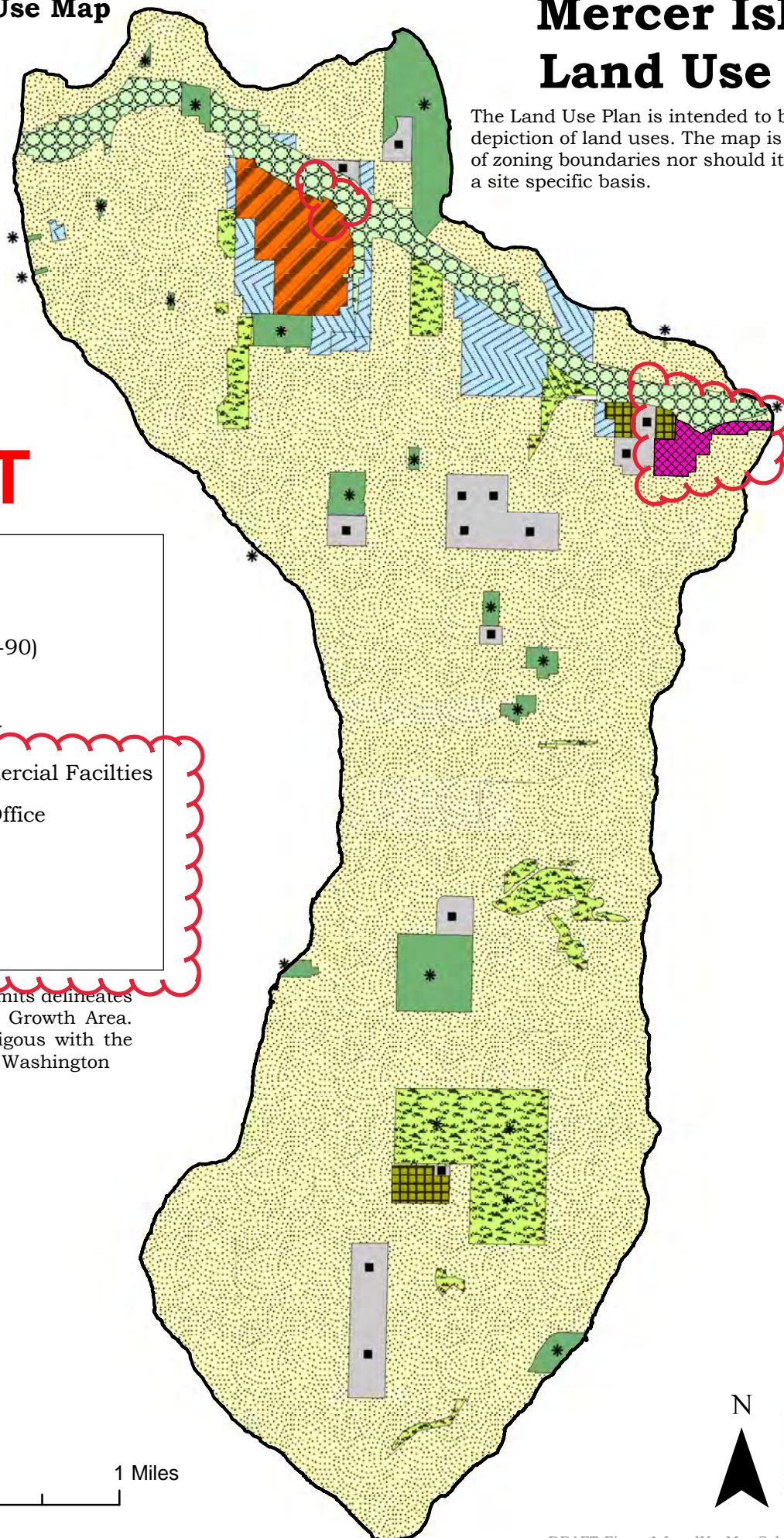
The Land Use Plan is intended to be a generalized depiction of land uses. The map is not a description of zoning boundaries nor should it be interpreted on a site specific basis.

DRAFT

Legend

- Park
- Linear Park (I-90)
- Open Space
- Public Facility
- Private Commercial Facilities
- Commercial Office
- Town Center
- Multi-Family
- Single Family

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



Map Date: 7/30/2018

DRAFT-Figure1-LandUseMapColor+Combined2018.mxd

2018 Comprehensive Plan Amendments

Amendment 1 – Land Use Designations

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

Add table to read:

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

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

Includes amendments to the Land Use Map for consistency (Attachment B).

Amendment 2 – CIP

Amend Policy 1.5 of the Capital Facilities Element to read:

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

Amendment 3 – Transportation Element update

Amend the Transportation Element (starts next page).

TRANSPORTATION ELEMENT

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TRANSPORTATION ELEMENT

I. INTRODUCTION

The intent of the Transportation Element is to provide policies and projects to guide the development of Mercer Island transportation system in support of the City's vision for the future. The policies guide the actions of the City, as well as the decisions related to individual developments.

The Transportation Element provides an inventory of [all of](#) Mercer Island's existing transportation system and includes [all modes of travel](#)— auto, truck, bicycle, bus, and pedestrian. ~~In addition, a section focuses on~~ [This update to the special transportation needs](#) [Transportation Element reflects the changes to circulation and operations related to the closure of the Town Center. I-90 reversible lanes and related ramps.](#)

Objectives of the Transportation Element

The City of Mercer Island has three main objectives within its Transportation Element:

- develop multi-modal goals, policies, programs and projects which support implementation of the Land Use Element of the Comprehensive Plan,
- define policies and projects that encourage the safe and efficient development of the transportation system, and

- comply with legislative requirements for multi-modal transportation planning.

Washington State's ~~1990~~ Growth Management Act (GMA) ~~outlined~~ [outlines](#) specific requirements for the Transportation Element of a city's comprehensive plan. It calls for a balanced approach to land use and transportation planning to ensure that a city's transportation system can support expected growth and development. In addition, it mandates that capital facilities funds be adequate to pay for any necessary improvements to the transportation system. Finally, a city must adopt specific standards for the acceptable levels of congestion on its streets; these standards are called level of service (LOS) standards.

At the federal level, transportation funds have been focused on the preservation and improvement of transportation facilities and ~~in~~ creating a multi-modal approach to transportation planning. For Mercer Island, transportation projects that combine improvements for auto, buses, bicycles, and pedestrians have a much greater chance of receiving state and federal grant funds than those that focus solely on widening the road to carry more single-occupant vehicles.

Other legislative requirements addressed by the Transportation Element include the King County 2012 Countywide Planning Policies, the 1991

Commuter Trip Reduction Act, the Americans with Disabilities Act (ADA) and the 1990 federal Clean Air Act Amendments. Each of these laws emphasizes closer coordination between a jurisdiction's land use planning and its approach to transportation planning.

Transportation Today

Most of Mercer Island's streets are two lane residential streets with low to moderate volumes of traffic. Island Crest Way, a north-south arterial which runs the length of the Island, is an exception ~~to this rule~~ because it is a principal feeder route to I-90 ~~and the Town Center~~. East and West Mercer Way ring the Island and provide two ~~more~~ connections with I-90 ~~as well~~. SE 40th Street and Gallagher Hill Road ~~are~~ also ~~major~~ ~~carry high~~ traffic ~~carriers~~ ~~volumes~~ in the north-central portion of the Island. In addition to arterial streets, the local street network provides access to ~~other streets and~~ private residences and properties. Public transit serves the Mercer Island Park and Ride ~~at~~ ~~in~~ ~~and other locations~~ on the I-90 corridor and along Island Crest Way.

Mercer Island has over 56 miles of trails, sidewalks and bicycle lanes for non-motorized travel. A regional trail runs across the north end of the Island along the I-90 corridor providing a convenient connection to Seattle and Bellevue for pedestrians and bicyclists.

Upcoming Changes

~~Regional changes to the transportation system will likely change how Mercer Island residents travel and live. The I-90 center reversible lanes will be replaced by~~ The Sound Transit East Link light rail line, ~~slated~~ scheduled for completion in 2023 ~~—, will change how Mercer Island residents travel and live.~~ A new light rail station ~~at~~ located north of the Town Center, on the I-90 corridor between 77th Avenue SE and 80th Avenue SE, will provide access to destinations in Seattle, Bellevue and other cities that are part of the Sound Transit system. ~~In~~ addition, commencing in As part of this change, many of the summer of 2017, buses from the east side of Lake Washington will terminate at Mercer Island ~~residents will no longer have access to the center reversible lanes, but~~ and bus riders will instead access new dedicated HOV lanes, transfer to light rail. The ~~current~~ existing park and ride at North Mercer Way is frequently at or near capacity, and parking demand will increase ~~when the center HOV lane is closed and~~ with light rail. ~~The City should address the overall~~ As part of the mitigation agreement with Sound Transit, additional parking for Mercer Island citizens, the light rail station will be added in the total funding costs, and work with other agencies Town Center.

In sum, these regional changes will likely affect travel and land use development patterns, particularly for the north end of the Island. The changes will also provide new opportunities for the Island and will support the vision and development of the Town Center.

Land Use Assumptions – The Comprehensive Plan

Mercer Island's Comprehensive Plan, of which the Transportation Element is a part, must be internally consistent. This means that the various requirements in each element must not contradict one another. Of particular importance is the relationship between the Transportation Element and the Land Use Element.

The transportation forecasts used in this element are based on Mercer Island growth targets for housing and employment, regional traffic forecasts by the Puget Sound Regional Council, and local traffic counts. Within the ~~2015 to 2035~~ 20-year planning period, the City's growth target is 2,320 new housing units and 1,160 new jobs to be generated on the Island ~~during this 20-year period~~ by 2035.

The Land Use Element defines Mercer Island's strategy for managing future growth and physical land development for the ~~next 20 years~~ year planning period. Proposed transportation improvements, policies and programs are consistent with the vision of the Land Use Element. The Land Use vision emphasizes continued reinvestment and redevelopment of the Town Center to create a mixed-use pedestrian-friendly and transit-oriented environment. Most of the forecasted housing units and jobs will be located in and around the downtown core. Outside of the Town Center, the lower density residential nature of the remainder of the Island will be maintained with low forecasted changes in household growth.

Town Center Plan

The 1994 Town Center Plan for Mercer Island was updated in 2016 through a cooperative effort of City staff, consultants and many citizens over a two-year long process. Specific goals and policies related to transportation and mobility are in the Land Use element.

The plan for a Sound Transit Link Light Rail station located on the I-90 corridor between 77th Avenue SE and 80th Avenue SE will continue to focus multimodal development and population growth within the Town Center area.

II. TRANSPORTATION GOALS AND POLICIES

The following transportation goals and policies have been developed to guide transportation decisions for Mercer Island. They have been crafted to be consistent with all other Comprehensive Plan elements, including most importantly, the Land Use Element. They also serve to further articulate and implement the [City Council's](#)~~City's~~ vision for the future.

parking, signals and other traffic control measures.

GOAL 2: Receive the maximum value and utility from the City's investments in the transportation system.

GOAL 1: Encourage the most efficient use of the transportation system through effective management of transportation demand and the transportation system.

- 1.1 Encourage measures to reduce vehicular trips using Transportation Demand Management strategies such as preferential parking for carpools/vanpools, alternative work hours, bicycle parking, and distribution of information and promotion of non-motorized travel, transit and ridesharing options.
- 1.2 Encourage businesses and residential areas to explore opportunities for shared parking and other parking management strategies.
- 1.3 Employ transportation system management (TSM) techniques to improve the efficient operation of the transportation system including, but not limited to: traffic through and turn lanes, management of street

- 2.1 Place a high priority on maintaining the existing transportation facilities and the public rights of way.
- 2.2 Continue to prioritize expenditures in the transportation system recognizing the need to maintain existing transportation assets, meet adopted service level goals, and emphasize continued investments in non-motorized transportation facilities.
- 2.3 Pursue opportunities for private sector participation in the provision, operation and maintenance of the transportation system.
- 2.4 Coordinate street improvement projects with utilities, developers, neighborhoods, and other parties in order to minimize roadway disruptions and maintain pavement integrity.
- 2.5 Explore all available sources for transportation funding, including grants, impact fees and other local options as authorized by the state legislature.
- 2.6 Prioritize transportation investments in the Town Center

that promote mixed-use and compact development and provide multi-modal access to regional transit facilities.

GOAL 3: Minimize negative transportation impacts on the environment.

- 3.1 Use ~~sound~~ design, construction and maintenance methods, and low impact development strategies to minimize negative impacts related to water quality, noise, and neighborhood impacts.
- 3.2 Work with WSDOT and other agencies to minimize impacts on Island facilities and neighborhoods from traffic congestion on regional facilities, implementation of ramp metering, and provision of transit services and facilities.
- 3.3 Construct transportation improvements with sensitivity to existing trees and vegetation.

GOAL 4: Provide transportation choices for travelers through the provision of a complete range of transportation facilities, and services.

- 4.1 Work with King County Metro, Sound Transit and other providers to ensure adequate transit services to meet the needs of the Island, including:
 - maintain existing and encourage new public transit service on the Island;
 - maintain convenient transit connections to regional

activity centers, including the Seattle CBD, Bellevue, University of Washington and other centers;

- provide convenient transit service for travel on Mercer Island and enhance connections to regional transit stations including the ~~proposed~~future Link light rail station; and
 - ~~investigate potential new~~continue to expand innovative transit services including demand responsive transit for the general public, subscription bus, or custom bus services.
- 4.2 Provide for and encourage non-motorized travel modes consistent with the ~~Park~~Parks and Recreation Plan and Pedestrian and Bicycle Facilities Plan.
 - 4.3 Support opportunities to facilitate transfers between different travel modes through strategies such as:
 - providing small park and ride facilities throughout the Island; and
 - improving pedestrian access to transit with on and off road pedestrian improvements.
 - 4.4 Investigate opportunities for operating, constructing and/or financing park and ride lots for Mercer Island residents only.
 - 4.5 Encourage site and building design that promotes pedestrian activity, ridesharing

- opportunities, and the use of transit.
- 4.6 Promote the development of pedestrian linkages between public and private development and transit in the Town Center District.
- 4.7 Promote the mobility of people and goods through a multi-modal transportation system consistent with the Pedestrian and Bicycle Facilities Plan.

GOAL 5: Comply with local, regional, state and federal requirements related to transportation.

- 5.1 Comply with the requirements of the federal and state Clean Air Acts, and work with other jurisdictions in the Puget Sound region to achieve conformance with the State Implementation Plan.
- 5.2 Meet the requirements of the Americans with Disabilities Act (ADA) and apply these standards to development of the transportation system.
- 5.3 Comply with the Commute Trip Reduction requirements through the continued implementation of a CTR plan.
- 5.4 Assist regional agencies in the revisions and implementation of the Transportation 2040 (PSRC), WSDOT Highway System Plan, and the ~~2007-2026~~ Washington Transportation Plan [2030](#) and subsequent versions of these documents.

- 5.5 Work with the participants of the Eastside Transportation Partnership (ETP) to coordinate transportation planning for the Eastside subarea.
- 5.6 Comply with state initiatives and directives related to climate change and greenhouse gas reduction. Identify implementable actions that improve air quality, reduce air pollutants and promote clean transportation technologies.

GOAL 6: Ensure coordination between transportation and land use decisions and development.

- 6.1 Ensure compatibility between transportation facilities and services and adjacent land uses, evaluating aspects such as:
 - potential impacts of transportation on adjacent land use;
 - potential impacts of land development and activities on transportation facilities and services; and
 - need for buffering and/or landscaping alongside transportation facilities.
- 6.2 Develop strategies to manage property access along arterial streets in order to preserve their function.
- 6.3 In the project development review process, evaluate transportation implications including:
 - congestion and level of service;

- connectivity of transportation facilities and services from a system perspective;
 - transit needs for travelers and for transit operators; and
 - non-motorized facilities and needs.
- 6.4 Ensure that transportation improvements, strategies and actions needed to serve new developments shall be in place at the time new development occurs or be financially committed and scheduled for completion within six years.
- 6.5 As part of a project’s SEPA review, review the project’s impact on transportation and require mitigation of on-site and off-site transportation impacts. The City shall mitigate cumulative impacts of SEPA-exempt projects through implementation of the Transportation Improvement Program.
- 6.6 Develop standards and procedures for measuring the transportation impact of a proposed development and for mitigating impacts.
- 6.7 Participate in the review of development and transportation plans outside the City boundaries that may have an impact on the Island and its transportation system, and consider the effect of the City’s transportation plans on other jurisdictions.
- 6.8 Encourage transit, bicycle and pedestrian principles in the design of projects including:
- locating structures on the site in order to facilitate transit and non-motorized travel modes;
 - placing and managing on-site parking ~~so~~ to encourage travel by modes other than single occupant vehicles;
 - provision of convenient and attractive facilities for pedestrians and bicyclists; and
 - provision of public easements for access and linkages to pedestrian, bicycle and transit facilities.
- 6.9 Require adequate parking and other automobile facilities to meet anticipated demand generated by new development.
- GOAL 7: Provide a safe, convenient and reliable transportation system for Mercer Island.**
- 7.1 Include in the City’s roadway design standards, requirements for facilities to safely accommodate travel by all travel modes.
- 7.2 Provide a safe transportation system through maintenance and upkeep of transportation facilities.
- 7.3 Monitor the condition and performance of the transportation system to compare growth projections with actual conditions, assess the adequacy of transportation

- facilities and services, and to identify locations where improvements may become necessary.
- 7.4 Monitor traffic ~~accidents~~collisions, citizen input/complaints, traffic violations, and traffic volumes to identify and prioritize locations for safety improvements.
- 7.5 Where a need is demonstrated, consider signage, traffic controls, or other strategies to improve the safety of pedestrian crossings.
- 7.6 Verify the policies, criteria and a process to determine when, and under what conditions, private roads and privately maintained roads in the public right of way should be accepted for public maintenance and improvement.
- 7.7 Coordinate with local and regional emergency services to develop priority transportation corridors and develop coordinated strategies to protect and recover from disaster.

GOAL 8: Preserve adequate levels of accessibility between Mercer Island and the rest of the region.

~~8.1 The I-90 Memorandum of Agreement was amended in 2004. Any future modification to such access for Mercer Island traffic must comply with the terms and conditions of the MOA, as amended.~~

- ~~8.28.1~~ Continue to recognize I-90 as a highway of statewide significance.
- ~~8.32~~ Work with King County Metro and Sound Transit to ensure mobility and adequate levels of transit service linking Mercer Island to the rest of the region.
- ~~8.43~~ Work with WSDOT, King County Metro, and ~~the~~ Sound Transit to ensure the provision of adequate Park and Ride capacity for Island residents.
- ~~8.5~~ ~~Continue to 4~~ Maintain an effective role in regional transportation planning, ~~decisions~~decision-making and implementation of transportation system improvements.

GOAL 9: Balance the maintenance of quality Island neighborhoods with the needs of the Island's transportation system.

- 9.1 Strive to the extent possible to minimize traffic impacts to neighborhoods and foster a "pedestrian-friendly" environment.
- 9.2 Address parking overflow impacts on neighborhoods caused by major traffic generators such as schools, businesses, parks, and multifamily developments.
- 9.3 Provide facilities for pedestrians and bicyclists designed in keeping with individual neighborhood characteristics.

9.4 Work with King County Metro to provide public transit vehicles and services that are more in scale with the City's neighborhoods and its local road network.

9.5 Maintain comprehensive street design guidelines and standards that determine the appropriate function, capacity, and improvement needs for each street/roadway, while minimizing construction and neighborhood impacts.

GOAL 10: Maintain acceptable levels of service for transportation facilities and services on Mercer Island.

10.1 The City of Mercer Island Level of Service (LOS) at arterial street intersections shall be a minimum of "C" within and adjacent to the Town Center and "D" for all other intersections.

10.2 Use the level of service standard to evaluate the performance of the transportation system and guide future system improvements and funding. Emphasize projects and programs that focus on the movement of people and provide alternatives to driving alone.

10.3 Implement the following strategy when vehicle capacity or funding is insufficient to maintain the LOS standard: (1) seek additional funding for capacity improvements, (2) explore alternative, lower-cost

methods to meet level-of-service standards (e.g., transportation demand management program, bicycle corridor development or other strategies), (3) reduce the types or size of development, (4) restrict development approval, and (5) reevaluate the level of service standard to determine how it might be adjusted to meet land use objectives.

10.4 Ensure that the City's level of service policies are linked to the land use vision and comply with concurrency requirements.

10.5 Revise the Transportation Element if the Land Use and/or Capital Facilities Element of the Comprehensive Plan are changed to maintain a balanced and consistent plan.

GOAL 11: Ensure parking standards support the land use policies of the Comprehensive Plan.

11.1 Continue to implement flexible parking requirements for Town Center development based on the type and intensity of the proposed development; site characteristics; likelihood for parking impacts to adjacent uses; opportunities for transit, carpooling and shared parking; and potential for enhancements to the pedestrian environment.

11.2 Maintain the current minimum parking requirements of three off-street spaces for single family residences, but may consider future code amendments that allow for the reduction of one of

the spaces, provided that the quality of the environment and the single family neighborhood is maintained.

- 11.3 Support business development in the downtown area by prioritizing on-street parking spaces in the Town Center for short-term parking, and encourage the development of off-street shared parking facilities for long-term parking in the Town Center.

GOAL 12: Promote bicycle and pedestrian networks that safely access and link commercial areas, residential areas, schools, and parks within the City.

- 12.1 Maximize the safety and functionality of the bicycle system by enhancing road shoulders, which are to be distinguished from designated bicycle lanes.
- 12.2 Implement the Pedestrian and Bicycle Facilities Plan to meet existing and anticipated needs for non-motorized transportation. This Plan should be coordinated with other transportation planning efforts and periodically updated.
- 12.3 Study opportunities for use of innovative methods for pedestrians crossing streets, including use of colored and textured pavements within the City.

III. TRANSPORTATION SYSTEM – EXISTING CONDITIONS

This section describes and inventories the current travel patterns and transportation system serving Mercer Island, including land, water and air transportation. Major transportation modes serving Mercer Island include automobiles, non-motorized modes such as walking and biking, and public and school transit.

Travel Patterns - How Mercer Islanders Move About

Mercer Island has relatively high levels of vehicle ownership and personal mobility. Approximately ~~two-thirds~~70 percent of the households on Mercer Island have two or more vehicles, while less than ~~four~~five percent of households have no vehicle at all. Comparing the ~~2012~~2016 American Community Survey (US Census) data with the 2000 US Census data, a number of changes are observed.

The percent of Mercer Island residents who commute to work by driving alone has dropped from 76 percent to ~~71~~72 percent, those who take a bus or carpool to work decreased from 17 percent to 14 percent, and those who work at home increased from 7 percent to 10 percent. The average travel time to work for Mercer Island residents is ~~20~~2325 minutes, which is below the regional average of ~~27~~32 minutes.

A November 2013 WSDOT *Mercer Island Travel Survey* found that 55 percent of commute trips originating on the Island traveled west towards ~~the~~ Seattle and

45 percent traveled east towards Bellevue.

Roadway Network

Mercer Island has over 75 miles of public roads. Interstate 90 (I-90) runs east-west across the northern end of Mercer Island, providing the only road and transit connection to the rest of the Puget Sound region. Access to the I-90 on-ramps and off-ramps is provided at West Mercer Way, 76th Avenue SE, 77th Avenue SE, 80th Avenue SE, Island Crest Way, and East Mercer Way.

~~There are a number of changes occurring to the I-90 corridor in preparation for Sound Transit light rail, scheduled for completion in 2023. These include the addition of westbound and eastbound HOV lanes to the I-90 mainline. The reversible HOV lanes down the center lanes of the I-90 facility will become the dedicated rail corridor for Sound Transit light rail.~~

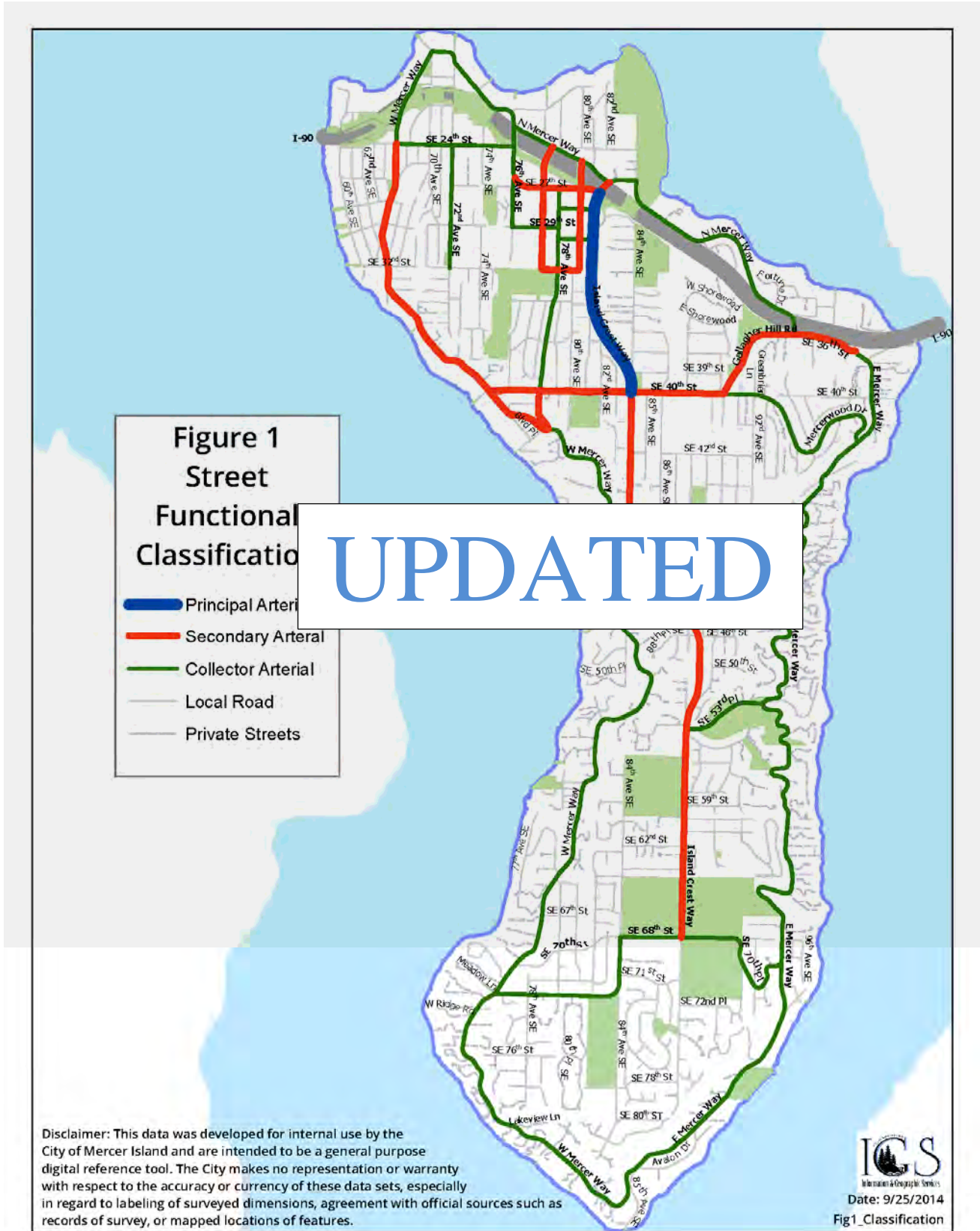
~~On the Island,~~ Most of the road network is comprised of 2-lane local streets serving the Island's residential areas. Arterial roadways comprise approximately 25 miles, or one third, of the system. In addition to public roads, there are numerous private roads serving individual neighborhoods and developments on the Island.

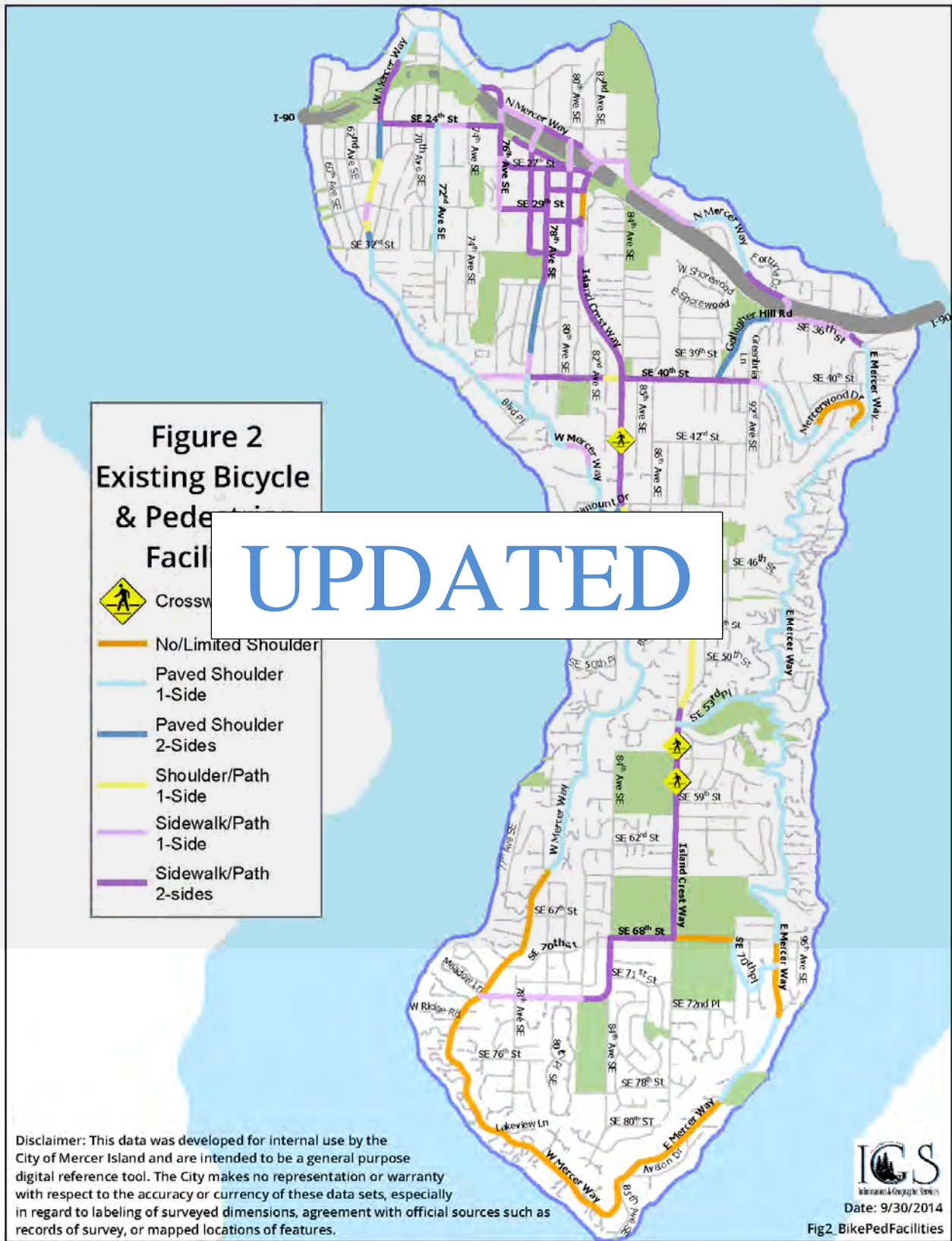
Roadways on the Island are classified into different categories according to their purpose and physical characteristics. The categories are:

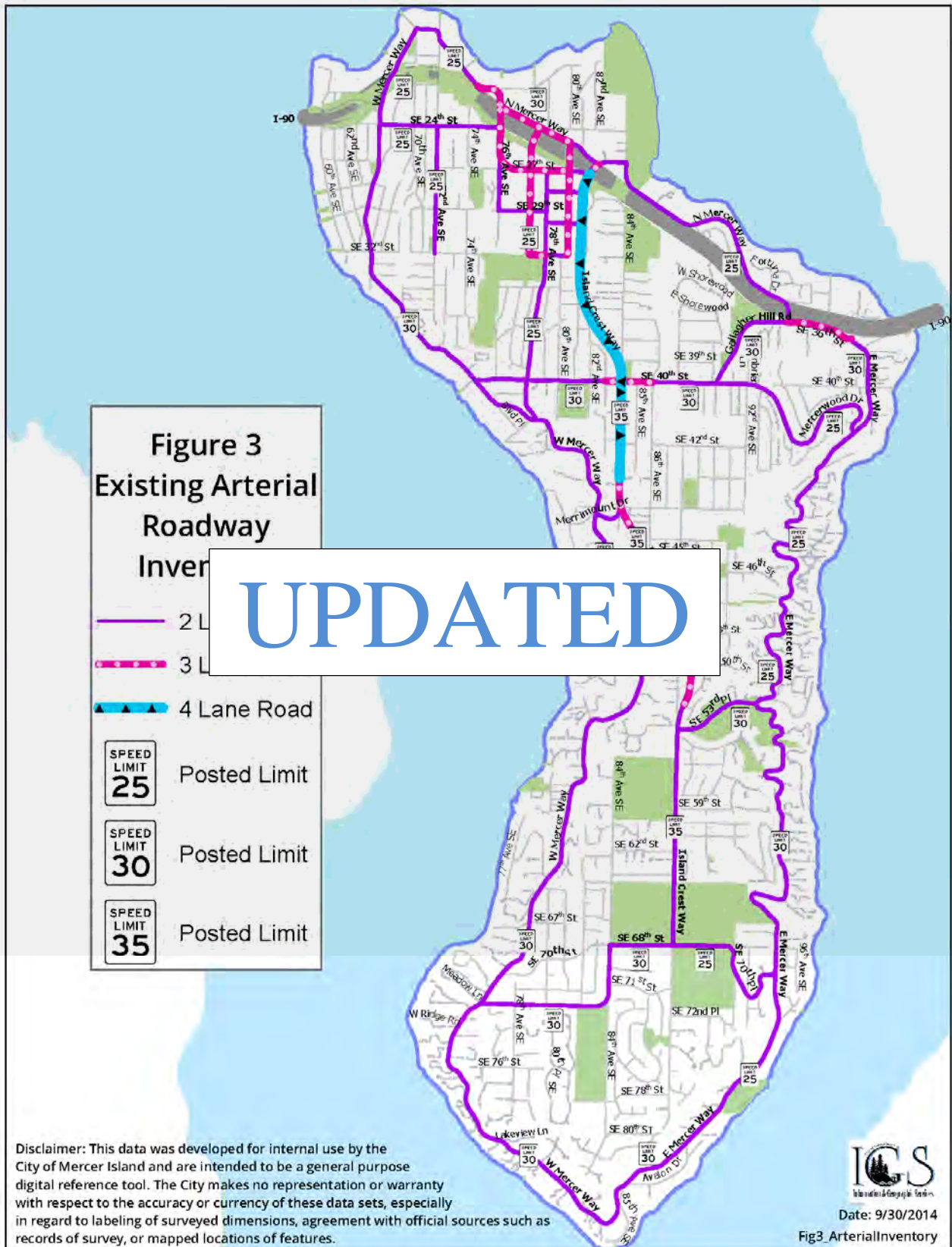
- *Principal Arterials* carry the highest volumes of traffic and provide the best mobility in the roadway network. These roads generally have higher speed limits, higher traffic volumes, and limit access to adjacent land uses.
- *Secondary Arterials* connect with and augment principal arterials and generally have a higher degree of access to adjacent land, lower traffic volumes and lower travel speeds.
- *Collector Arterials* provide for movement within neighborhoods, connecting to secondary and principal arterials; and typically have low traffic volumes and carry little through traffic.
- *Local Streets* provide for direct access to abutting properties and carry low volumes of traffic at low travel speeds. Local streets are usually not intended for through traffic.

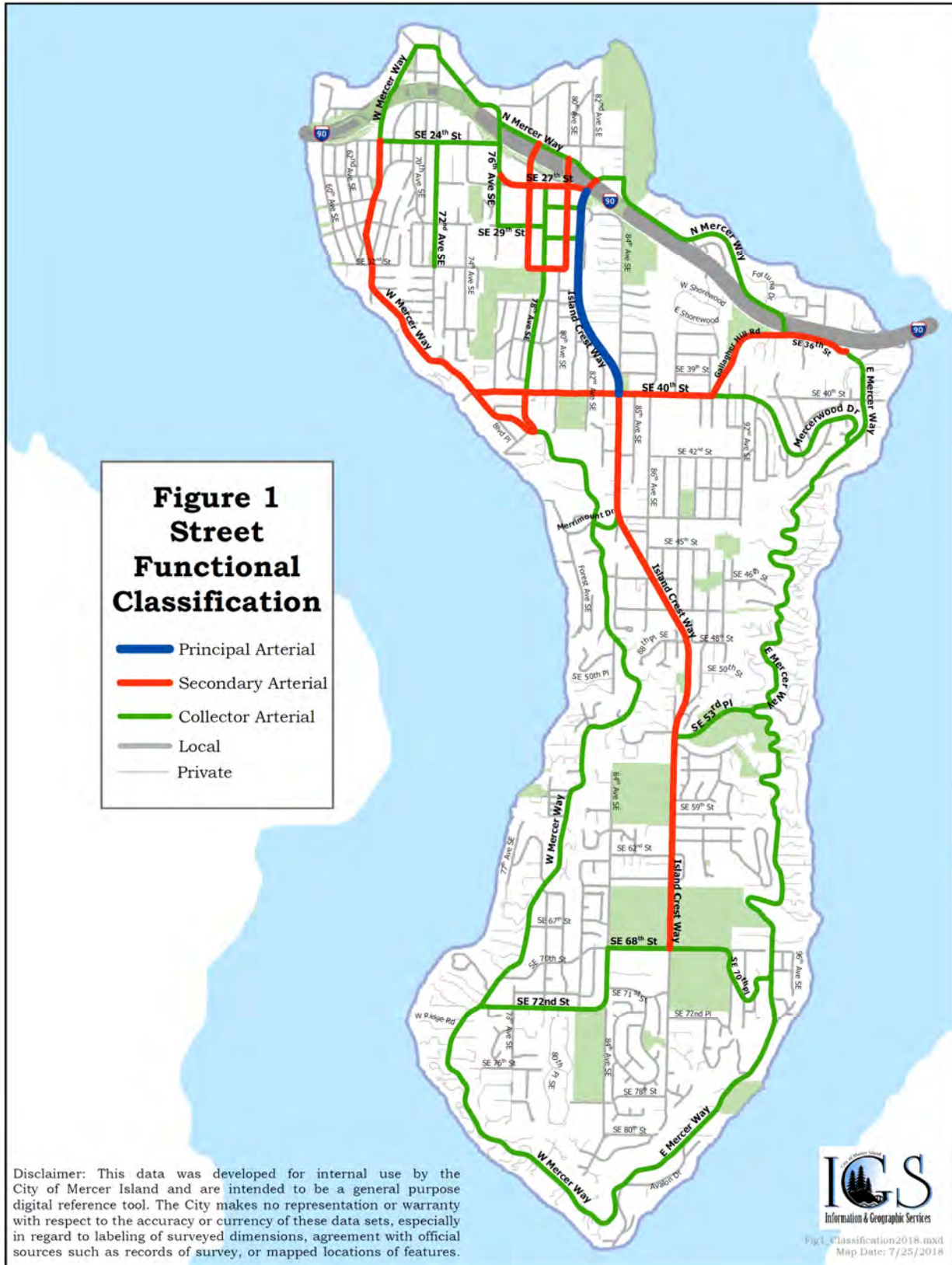
Individual streets are assigned classifications based on several criteria, including the type of travel to be served, the role of the street in the overall street network and transportation system, physical characteristics, traffic characteristics, and adjacent land uses. Based on City Staff recommendations, the City Council periodically reviews and updates the street classification system, its criteria and specific street classification designations.

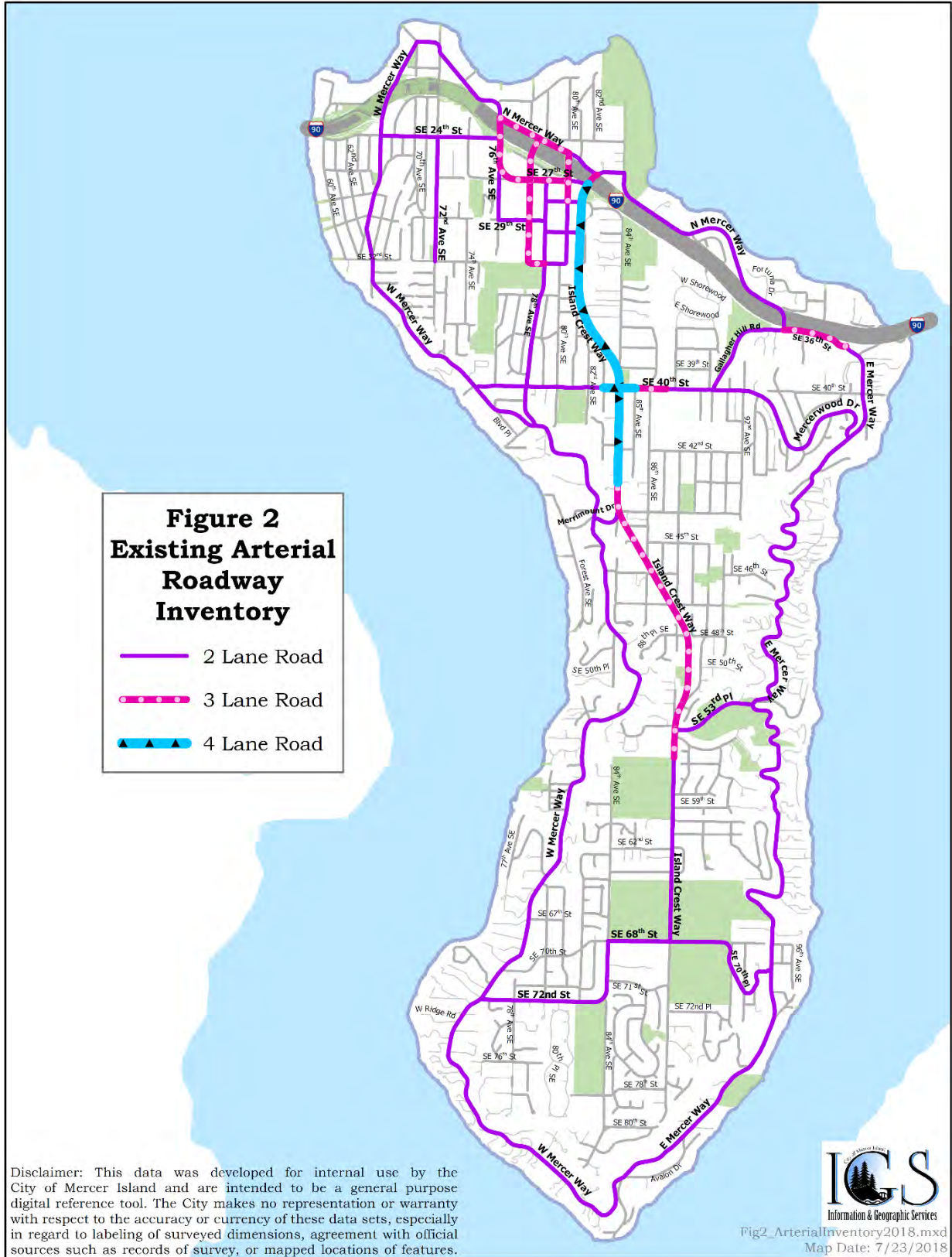
Figure 1 shows the street functional classifications. **Figure 2** shows [2014 roadway features describing the shoulder types](#), [the number of travel lanes](#) and [sidewalk locations](#). **Figure 3** shows the [number of travel lanes](#), posted speed limits [of arterial roadways](#).













Level of Service

~~Standard~~Standards

Level of Service (LOS) is a measurement of the quality of traffic flow and congestion at intersections and roadways. LOS is defined by the amount of delay experienced by vehicles traveling through an intersection or on a roadway. LOS is based on an A-F scale with LOS A representing little or no delay ~~to~~ and LOS F representing ~~extreme delay~~ very long delays.

Under the Growth Management Act, each local jurisdiction is required to establish a minimum threshold of performance for its arterial roadways. Cities use this standard to identify specific actions to maintain the adopted LOS standard. The City of Mercer Island has established its Level of Service standard at intersections of two arterial streets as LOS C within and adjacent to the Town Center and LOS D elsewhere. This standard applies to the operation during either the AM or PM peak periods. The intersection of SE 53rd Place/Island Crest Way, ~~which~~ does not have sufficient ~~volume~~ volumes on SE 53rd Street to warrant a signal, ~~will~~ be and is exempt from the LOS D standard until traffic volumes increase and signal warrants are met.

To be consistent with the WSDOT standard for Interstate I-90 and its ramp intersections, the city will accept ~~a~~ LOS D at those intersections. I-90 is designated as a Highway of Statewide Significance under RCW 47.06.140.

Traffic Operations

For transportation planning purposes, traffic operations are typically analyzed during the busiest hour of the street system, when traffic volumes are at peak levels. On Mercer Island, the peak hour of traffic operations typically corresponds with the afternoon commute, which typically falls between 4:00 and 6:00 in the afternoon (PM peak hour). Traffic counts were collected and analyzed at 39 intersections throughout the Island.

~~Selected counts~~ Select intersections for the AM peak hour were ~~also collected~~ counted and analyzed to provide an understanding of the transportation system during the morning commute, which typically peaks between 7:30 AM and 8:30 AM.

Table 1 ~~shows~~ and Figure 4 show the AM and PM peak hour operations for each of the study intersections. Outside of the Town Center, the analysis shows that during the AM and PM peak hour, all intersections operate at LOS D or better for 2014 existing conditions, except the intersection of SE 53rd Place/Island Crest Way operates at LOS F during the morning peak hour and at LOS E during the afternoon peak hour.

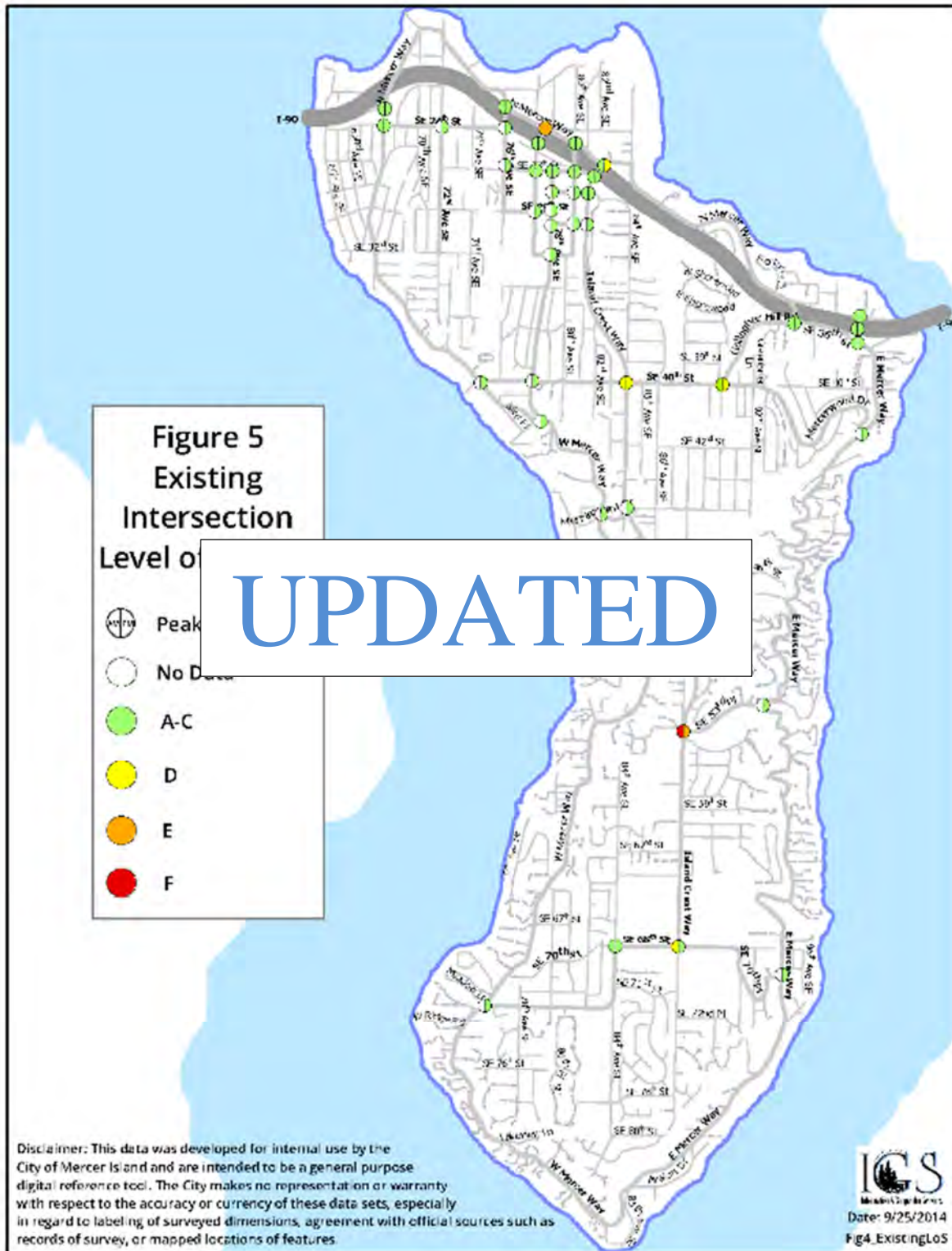
Within the Town Center, where the LOS C standard applies, ~~the intersection of N Mercer Way/77th Avenue SE operates at LOS E~~ all intersections operate within this standard during the morning and afternoon peak hours. ~~Figure 5 shows the 2014 LOS at key~~

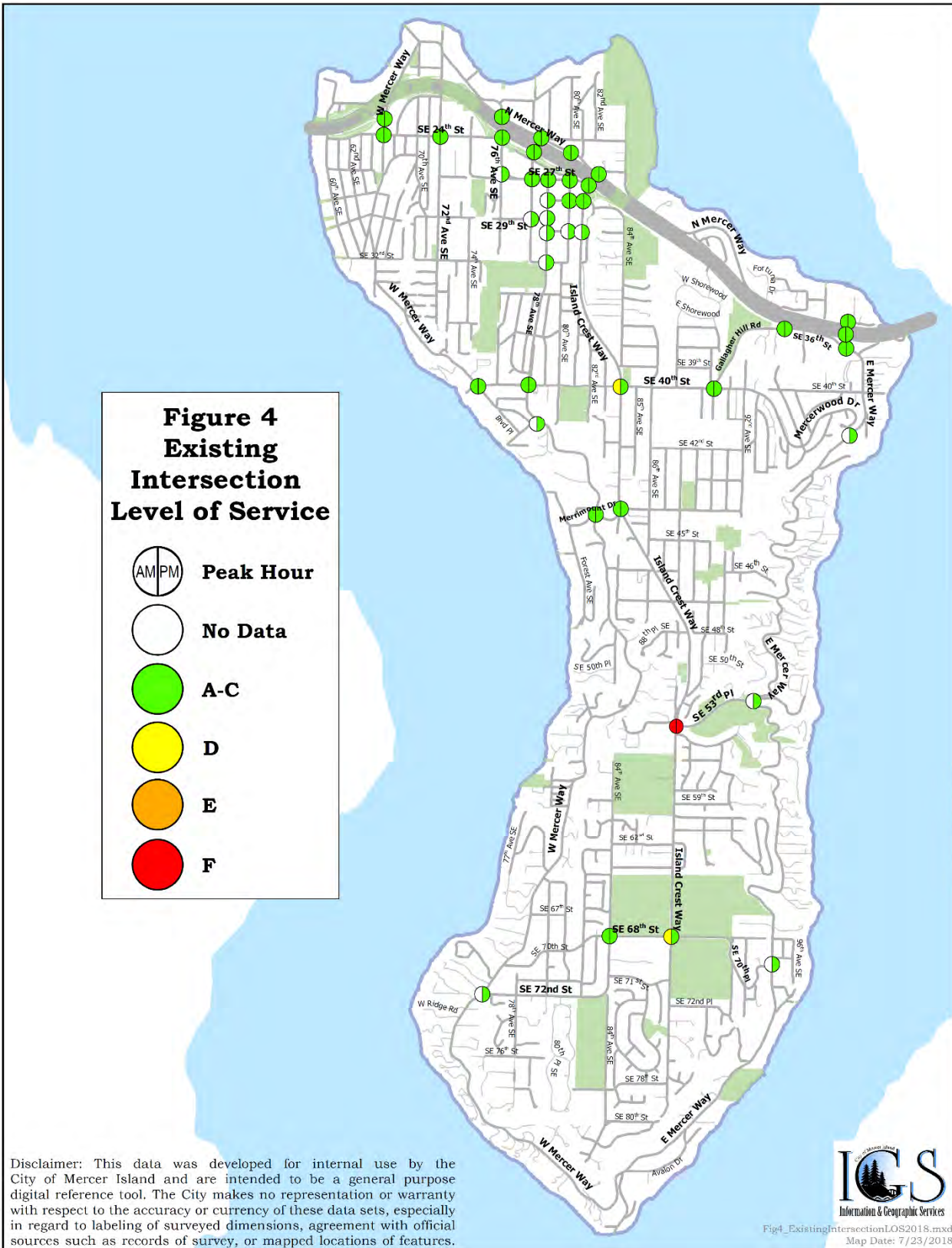
intersections during the morning and
afternoon peak hours.

Table 1. ~~2014~~2018 Existing Intersection Operations

Intersection	AM Peak Hour	PM Peak Hour
Town Center Intersections (LOS C Standard)		
SE 24th St/76th Ave SE	B	B
N Mercer Way/77th Ave SE	E A	E A
N Mercer Way/Park & Ride/80th Ave SE	B C	C
SE 27th St/76th Ave SE	--	B A
SE 27th St/77th Ave SE	B	B
SE 27th St/78th Ave SE	A	A B
SE 27th St/80th Ave SE	B	B C
SE 28th St/78th Ave SE	--	B A
SE 28th St/80th Ave SE	- B	C B
SE 28th St/Island Crest Way	B	C B
SE 29th St/77th Ave SE	--	B
SE 29th St/78th Ave SE	--	C B
SE 30th St/78th Ave SE	--	C B
SE 30th St/80th Ave SE	--	B A
SE 30th St/Island Crest Way	--	A B
SE 32nd St/78th Ave SE	--	B
WSDOT Intersections (LOS D Standard)		
I-90 EB off-ramp/ I-90 WB on-ramp /W Mercer Way	B	A B
I-90 WB on-ramp/N Mercer Way/76th Ave SE	B A	C A
I-90 WB off-ramp/N Mercer Way/Island Crest Way	E	D
I-90 EB off-ramp/77th Ave SE	B	B
I-90 EB on WB off-ramp/ SE 27th St N Mercer Way/Island Crest Way	C D	C
I-90 EB on-ramp/ SE 36th 27th St/ E Mercer Island Crest Way	A B	B
I-90 WB ramps/100th Ave SE	B	A
I-90 EB off-ramp/100th Ave SE/E Mercer Way	B	A B
I-90 WB ramps/100th Ave EB on-ramp/ SE 36th St E Mercer Way	B	C B
Outside of Town Center Intersections (LOS D) Standard		
SE 24th St/W Mercer Way	B	B
SE 24th St/72nd Ave SE	- A	B
SE 36th St/N Mercer Way	C	C
SE 40th St/W Mercer Way	- B	A
SE 40th St/78th Ave SE	- A	B
SE 40th St/Island Crest Way	D	D C
SE 40th St/SE Gallagher Hill Rd	C	D B
Mercerwood Dr/E Mercer Way	--	B A
W Mercer Way/78th Ave SE	--	B
Merrimount Dr/W Mercer Way	- B	B
Merrimount Dr/Island Crest Way	- C	C
SE 53rd Place/Island Crest Way	F	E F
SE 53rd Place/E Mercer Way	--	A
SE 72nd St /W Mercer Way	-	A
SE 68th St/84th Ave SE	C	B

SE 68th St/Island Crest Way	D	C
SE 70th Place/E Mercer Way	--	A
SE 68th 72nd St/ E W Mercer Way	--	A





Parking

Most parking in the City is provided by off-street parking lots, along residential access streets, or by on-street spaces in select areas of the Town Center.

In 2001, the City implemented a permit parking program for on-street parking in the Town Center in response to overflow conditions at the Mercer Island Park and Ride lot. This program preserves selected public on-street parking spaces for Mercer Island resident use, between the hours of 7:00 AM and 9:00 AM, Monday through Friday. All Mercer Island residents are eligible for a Town Center District permit which will allow them to park on Town Center streets during the specified hours.

An additional permit parking program was developed for residential streets north of the park and ride lot on North Mercer Way. This program only allows residents of the area to park on City streets between 7:00 AM and 4:00 PM, weekdays.

Bicycle and Pedestrian Facilities

Bicycle and pedestrian facilities are a valuable asset for the residents of Mercer Island. These facilities are used for basic transportation, recreation, going to and from schools, and the facilities contribute to our community's quality of life. In 1996, the City developed a *Pedestrian and Bicycle Facilities Plan* to provide a network of bicycle and pedestrian facilities. The plan

focused on encouraging non-motorized travel and improving the safety of routes near the Island's elementary schools. Of the 47 projects identified in the plan, 38 of the projects were either fully or partially completed during the first 12 years of the plan.

A 2010 update to the plan included vision and guiding principles, goals and policies, an existing and future network, a list of completed projects, revised facility design standards, and a prioritized list of projects. The plan emphasizes further development of safe routes to schools, completion of missing connections, and application of design guidelines.

A regional trail runs across the north end of the Island along the I-90 corridor providing a convenient connection to Seattle and Bellevue for pedestrians and bicyclists. The majority of streets in the Town Center include sidewalks. In addition, there are sidewalks near schools and select streets. Throughout the Island there are paved and unpaved shoulders and multiuse trails that provide for pedestrian mobility.

The bicycle network is made up of designated bicycle facilities including bicycle lanes and sharrows, and shared non-motorized facilities including shared use pathways, off-road trails, and paved shoulder areas. **Figure 25** shows the pedestrian and bicycle facilities on the [Island's arterial network as identified by the Pedestrian and Bicycle Facilities Plan](#).



Public Transportation

The King County Department of Metropolitan Services (Metro) and the regional transit agency, Sound Transit, provide public transportation services for Mercer Island and throughout King County. There are four major types of service offered on the Island: local fixed route service, regional express service, custom bus service, and Access service.

Local fixed route service operates on the arterial roadway system, and provides public transit service ~~for most of the Island,~~ connecting residential and activity areas. ~~Transit passengers tend to be "transit dependent" travelers, such as those too young to drive, people unable to drive, or those people who do not have access to a private vehicle.~~

Regional express service, which also operates on fixed routes, is oriented toward peak hour commuter trips between ~~the Mercer Island Park and Ride~~ and major employment and activity centers off the Island. ~~Sound Transit and Metro provide~~ express service ~~generally picks up riders at central collection areas such as park and ride lots, and stop less frequently along the route to major destinations. Express service is provided west and east along I-90 into Seattle and Bellevue and is provided by King County Metro and Sound Transit.~~

Custom bus service includes specially designed routes to serve specific travel markets, such as major employers, private schools, or other special destinations. These services are typically provided during peak commute hours, and operate on fixed routes with limited

stops. Custom bus service is currently provided between the Mercer Island Park and Ride and Lakeside School and University Prep in Seattle.

Access service provides door-to-door transportation to elderly and special needs populations who have limited ability to use public transit. Access covers trips within the King County Metro transit service area.

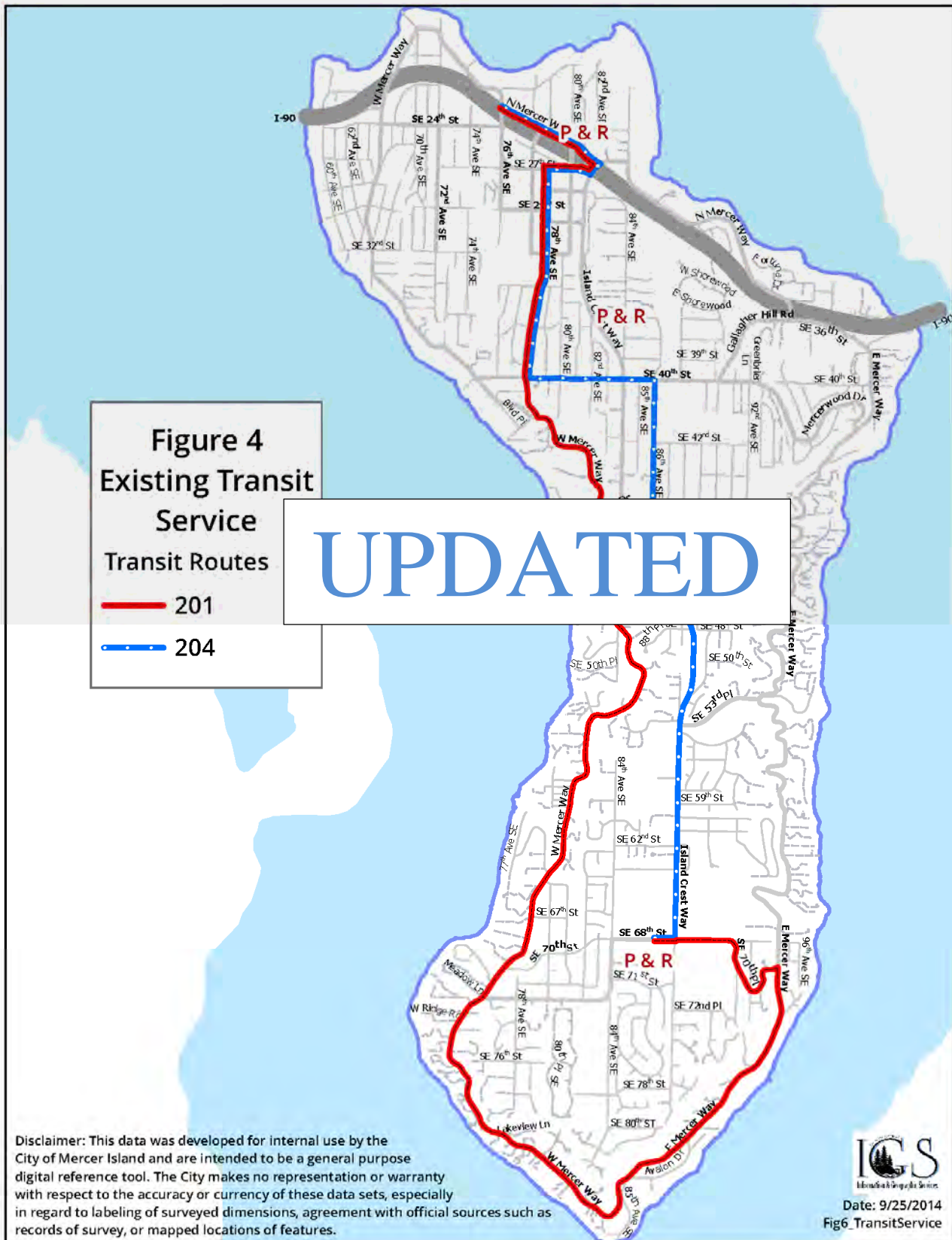
Figure 46 shows the current transit routes serving the Island. ~~In September 2014, King County Metro reduced bus service throughout its service area due to revenue shortfalls. On Mercer Island, the changes reduced the number of there are two routes from six to two. Other service reductions have affected that circulate throughout the city (Metro routes 204 and 630). At the Mercer Island Park and Ride, which was reduced from ten routes to three King County (201, 204 and 216), and two Sound Transit (routes 550 and 554) routes. Some of the remaining routes were provided with expanded service hours.~~

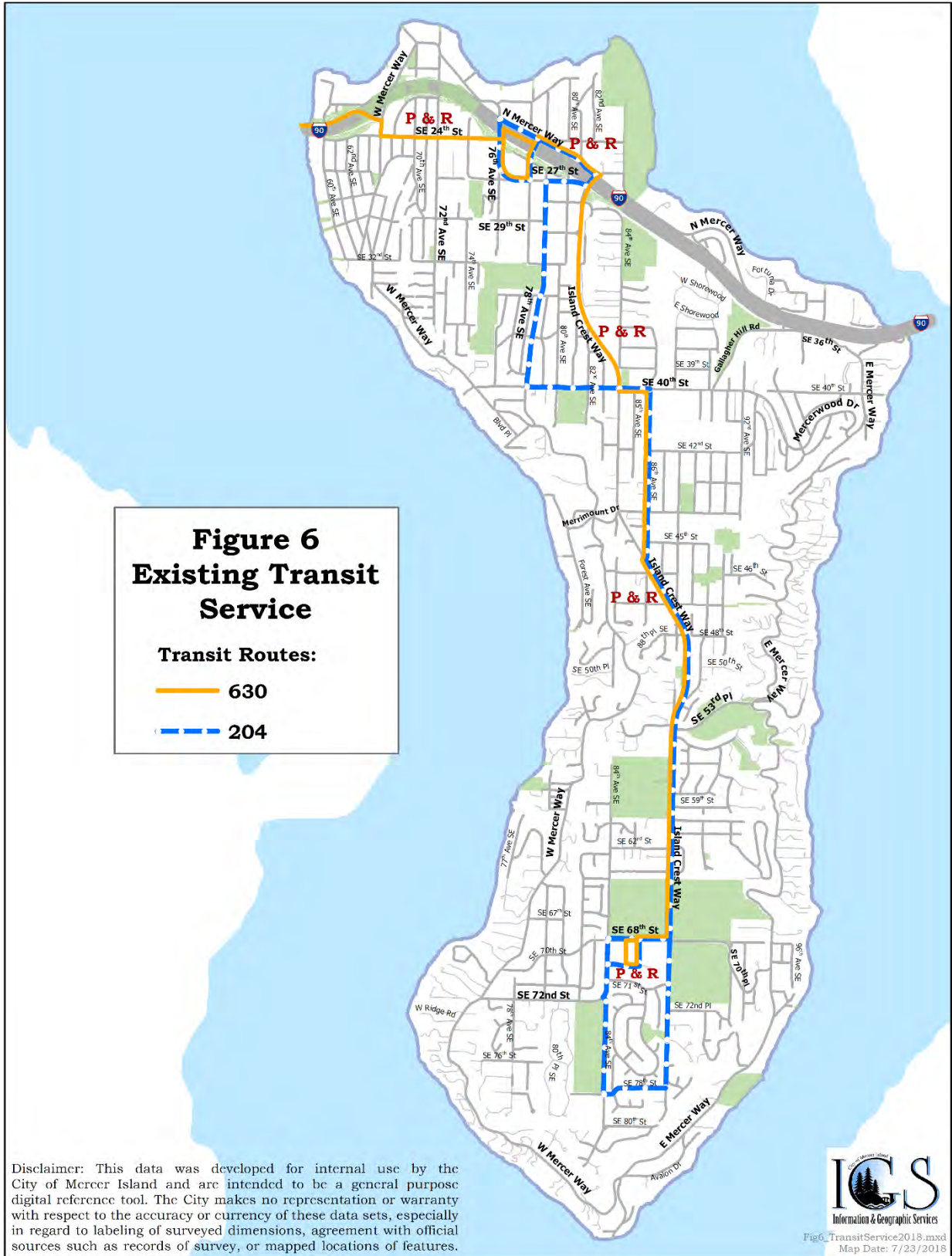
~~Route 201 serves the western portion of connect Mercer Island providing service from the Mercer Island Park to Seattle, Bellevue, and Issaquah; and Ride lot, along 78th Avenue SE, West Mercer Way, East Mercer Way, SE 70th Place, and SE 68th Street to Mercer Village Center. This Metro route operates only on weekdays and has only two morning and one afternoon trips 216 provides service to Redmond and Seattle.~~

Route 204 provides service between the Mercer Island Park and Ride lot and the Mercer Village Center. This route travels

on 78th Avenue SE, SE 40th Street, 86th Avenue SE, Island Crest Way, and SE 68th Street to the Mercer Village Center. The route operates every 30-60 minutes from approximately 6:00 AM to ~~6~~7:00 PM on weekdays. [Metro plans to increase this route's service frequency in 2019, including additional service on Saturdays.](#)

[Route 630 is a community shuttle which provides service between downtown Seattle and the Mercer Village Center. It provides five trips toward downtown Seattle in the morning and five trips toward Mercer Village in the evening.](#)





Park and Ride

The Mercer Island Park and Ride is located north of I-90 on N Mercer Way near Mercer Island’s Town Center. The Park and Ride has 447 spaces and is served by Metro and Sound Transit buses.

According to the [Fourth Quarter 2013-2017 Park and Ride Utilization Report](#) prepared by King County, the Mercer Island lot is typically fully occupied during weekdays. A number of the users of this lot do not reside on the Island.

To supplement park and ride capacity on the Island, Metro has leased ~~three~~[four](#) private parking lots for use as park and ride lots, located at the Mercer Island Presbyterian Church, Mercer Island United Methodist Church, [Congregational Church of Mercer Island](#) and at the Mercer Village Center. These lots are described in **Table 2**. Together, they provide an additional ~~698~~[1](#) parking spaces for use by Island residents.

School Transportation

The Mercer Island School District (MISD) provides bus transportation for public kindergarten through 12th grade students on Mercer Island. The MISD operates approximately 40 scheduled bus routes during the morning and afternoon. In addition, the District provides free Orca cards to high school students who live more than one mile from Mercer Island High School and do not have either a parking pass or are not assigned to a district bus.

Table 2: Mercer Island Park and Ride Locations and Capacities

Lot	Location	Capacity	Cars Parked	% Spaces Occupied
Mercer Island Park and Ride	8000 N Mercer Way	447	447	100%
Mercer Island Presbyterian Church	3605 84th Ave SE	14	13	93%
United Methodist Church	70th Ave SE & SE 24th St	18	17	96%
Mercer Village Center	84th Ave SE & SE 68th St	21	7	32%
Congregational Church of Mercer Island	4545 Island Crest Way	28	3	11%

Source: Metro Transit P&R Utilization Report Fourth Quarter 2017.

Rail Services & Facilities

There are no railroad lines or facilities on Mercer Island. In the region, the Burlington Northern Railroad and Union Pacific Railroad companies provide freight rail service between Seattle, Tacoma, Everett, and other areas of Puget Sound, connecting with intrastate, interstate and international rail lines. Amtrak provides scheduled interstate passenger rail service from Seattle to California and Chicago. Major centers in Washington served by these interstate passenger rail routes include Tacoma, Olympia, Vancouver, Everett, Wenatchee, and Spokane.

Air Transportation

Mercer Island does not have any air transportation facilities or services. Scheduled and chartered passenger and freight air services are provided at Seattle-Tacoma International Airport in SeaTac, and at the King County International Airport in south Seattle.

Water Transportation

Mercer Island does not have any public water transportation services. The City's public boat launch is on the east side of the Island, off of East Mercer Way, under the East Channel Bridge.

IV. TRANSPORTATION SYSTEM – FUTURE NEEDS

This section describes the future transportation conditions and analysis used to identify future transportation needs and improvements.

Future Travel Demand

The future traffic volumes were forecast for the year 2035 based on the City's land use and zoning, as well as the housing and employment growth targets, as identified in the King County Buildable Lands (2014) report. More than 70 percent of new households and 76 percent of new jobs are forecasted to occur within the Town Center.

The analysis assumes the opening of the East Link light rail line in 2023, which will result in an additional travel option between the Town Center and regional destinations.

Town Center traffic growth reflects the higher potential for pedestrian and transit trips. Overall, the traffic growth in the Town Center is forecast to increase by 35 an average of 28 percent between 2014 2018-2035, an annual growth rate of 1.5 percent. Town Center traffic growth was adjusted to reflect the higher potential for pedestrian and transit trips. For areas outside the Town Center, traffic growth is expected to be low lower with approximately 10 percent growth between 2014 2018-2035, an annual growth rate of 0.5 percent. The resulting forecasted traffic volumes directly reflect the anticipated land use,

housing, and employment growth assumptions for the Island.

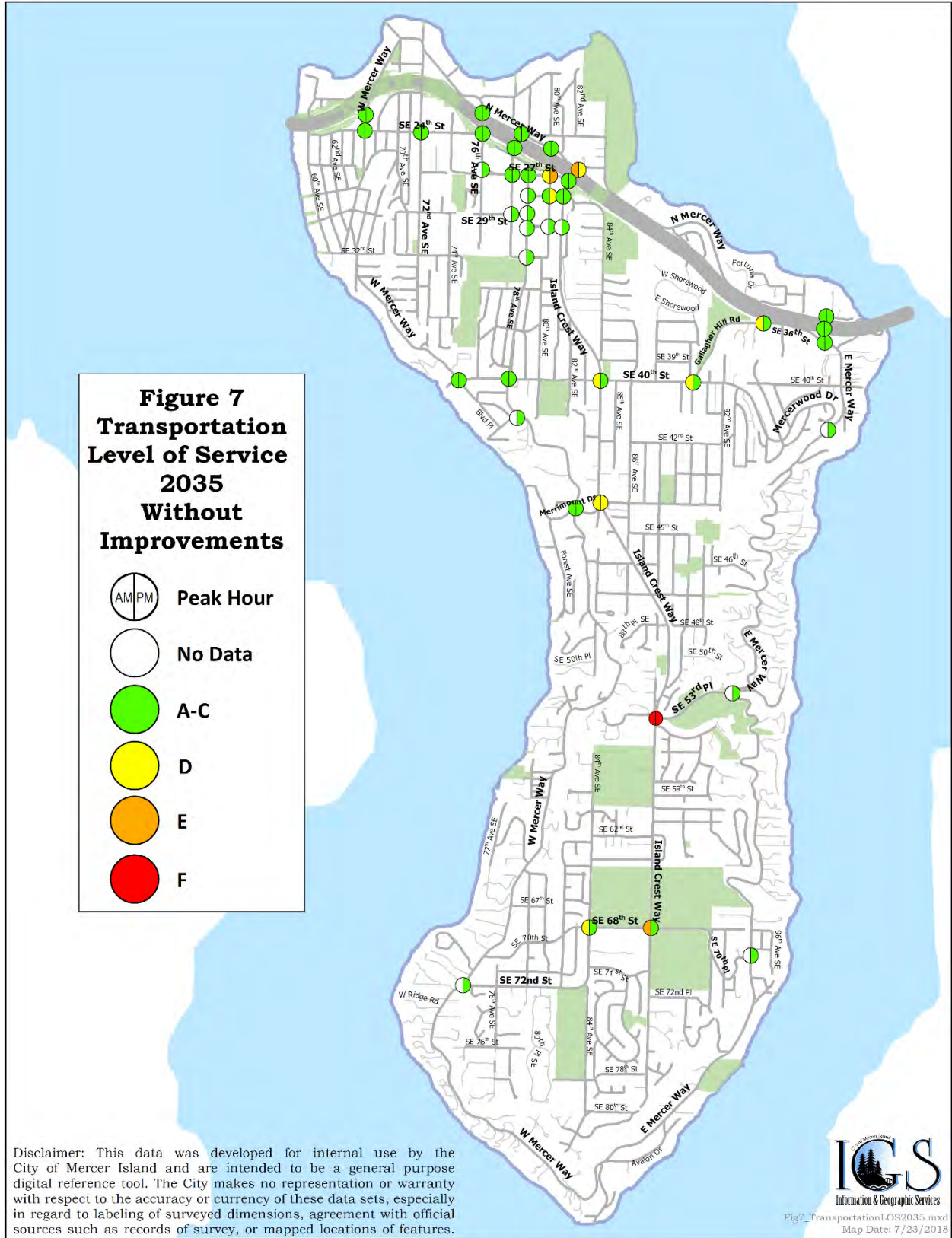
Baseline-Traffic Operations Without Improvements

The 2035 baseline-traffic analysis uses the forecasted growth in traffic, and planned changes to the regional transportation system, and (light rail station and associated I-90 projects). Figure 7 shows the future traffic operations at the study intersections without any changes to roadway and intersection improvements identified in capacity on Mercer Island's 2015-2020 Transportation Improvement Program (TIP)-Island.

Results of the 2035 baseline-traffic operations analysis shows show that seven five intersections would operate below the LOS standards by 2035 if improvements are not made to the intersections. In the vicinity of the Town Center, the three two intersections of N Mercer Way/77th Avenue SE, SE 27th Street/80th Avenue SE, and SE 28th Street/80th Avenue SE, would operate at LOS D or worse during the either the AM or PM peak hours, without improvements. Outside of the Town Center the intersection of SE 40th Street/SE Gallagher Hill Road, the intersections of SE 53rd Place/Island Crest Way and SE 68th Street/Island Crest Way would operate below the LOS D standard during either the AM or PM peak hours, without improvements. The WSDOT controlled intersection at the I-90 eastbound on westbound off-

ramp/~~SE 27th St~~N Mercer Way/Island Crest Way intersection would operate at LOS E during 2035 PMAM peak hour. The City will work with the WSDOT to explore improvements at this intersection.

~~Figure 7 shows the future baseline traffic operations at the study intersections assuming only improvements identified in the 2015-2020 TIP.~~



Recommended Improvements

In addition to the ~~baseline~~ projects identified in the City's ~~2015-2020~~2019-2024 TIP, a future transportation needs analysis ~~developed a list of~~ recommended improvements. ~~The future needs analysis identified additional projects based on the long-range mobility and safety needs through 2035. These include~~ select projects from the City's Pedestrian and Bicycle ~~Plan to improve non-motorized safety and connectivity. Additional roadway and intersection improvement projects were identified based on the operational and safety needs through 2035. Facilities Plan.~~ **Figure 68** shows the locations of the recommended transportation improvement projects for the next 20 years. **Table 3** provides a map identification, describes the location and details for each of the projects, and estimates a project cost. The table is divided into two main categories of project types:

Non-Motorized Projects – The listed projects include new crosswalk improvements and pedestrian and bicycle facilities. These ~~projects are identified~~include projects from the City's Pedestrian and Bicycle Facilities Plan that ~~connects~~connect residential areas to schools, parks, regional transit and other destinations.

Intersection/Road Projects – ~~Roadway~~These projects ~~are those that~~ increase the capacity and safety of an intersection or roadway segment. The projects include the maintenance of existing roadway segments to ensure

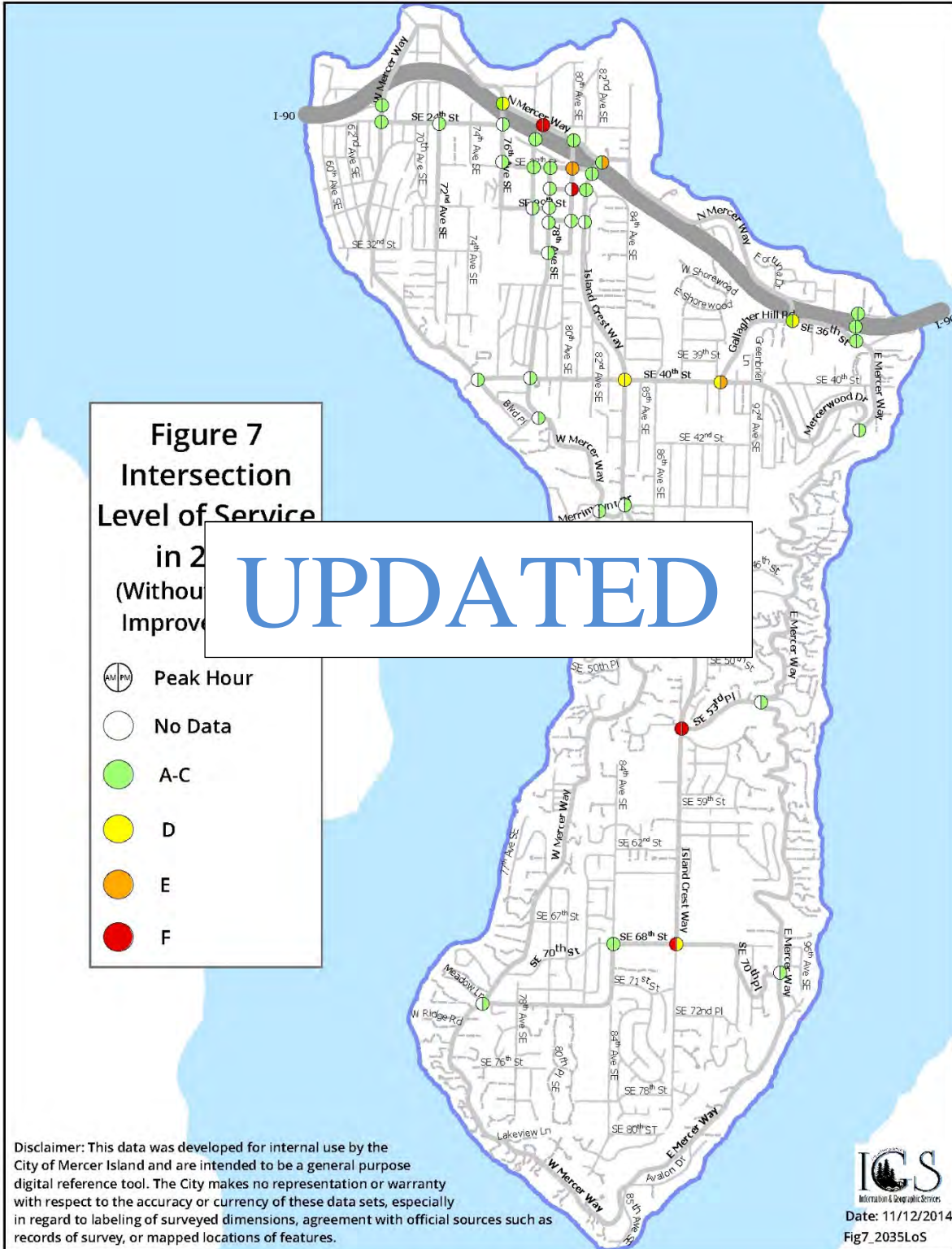
that the City's current street system is maintained.

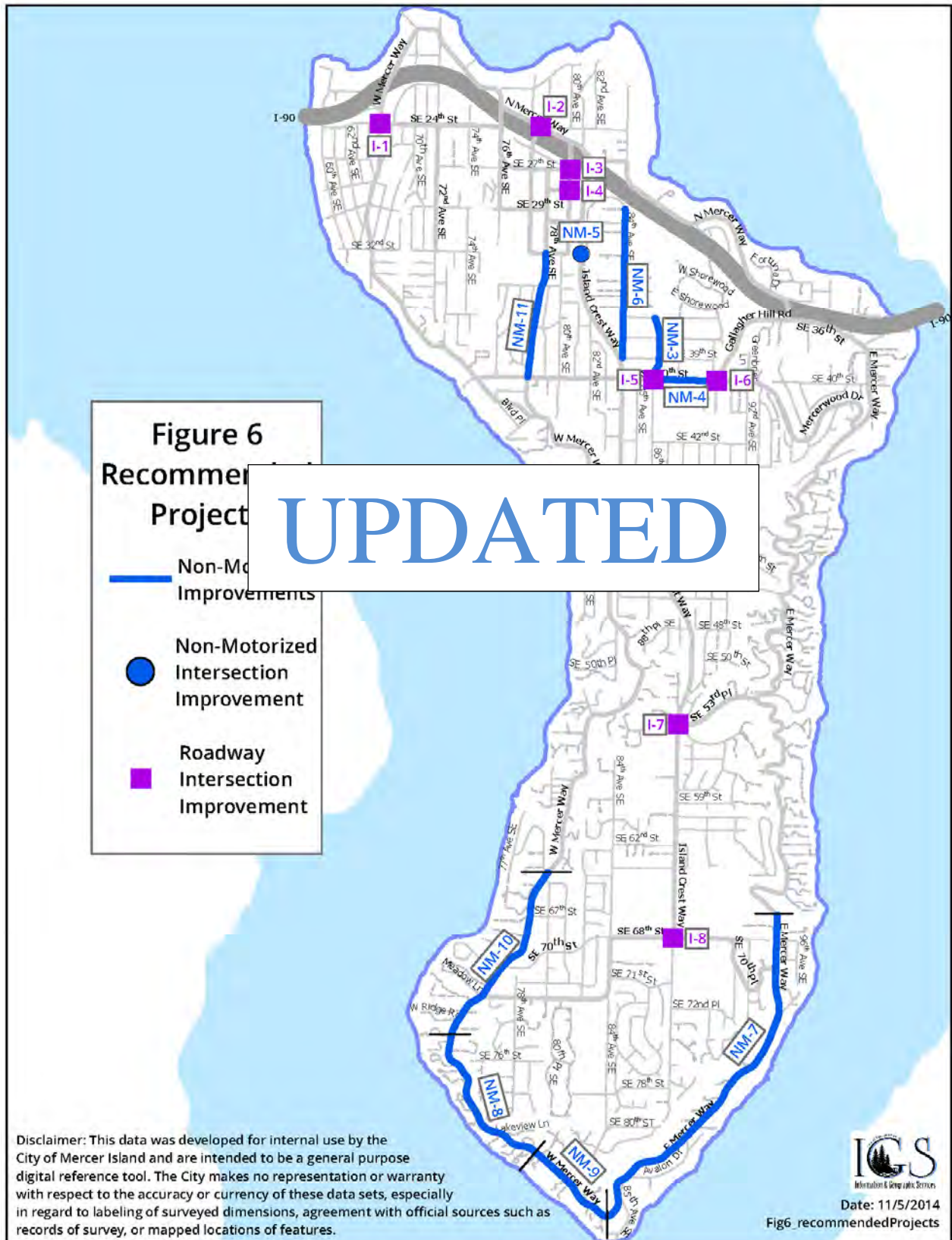
The recommended improvements identify a total of ~~\$51.648.3~~ million dollars of transportation improvements over the next 20 years. About ~~7862~~ percent (~~\$4030.0~~ million) of the total is for street preservation and resurfacing projects to maintain the existing street system. Another ~~921~~ percent (~~\$10.4.6~~ million) is for non-motorized system improvements. About ~~1011~~ percent (~~\$5.04~~ million) is for traffic operational improvements at intersections ~~to that~~ maintain LOS ~~operations~~. Approximately 5 percent (\$2.5 million) is for vehicle and non-motorized improvements that enhance access to the future light rail station and address issues related to the closure of the I-90 center roadway.

Traffic Operations— With Recommended Improvements

With the recommended improvements, the intersection operations will meet the City's LOS standard for intersection operation and the transportation system will provide a better network for pedestrian and bicycle travel, allowing greater mobility for Island residents. In addition, improvements to regional transportation facilities will accommodate growth in housing and employment, which will ~~to~~ be focused in the Town Center, where residents can be easily served by high capacity transit. **Table 4** compares the 2035 intersection study locations ~~with baseline~~without and with the recommended improvements for each of the AM and PM study locations. ~~The baseline~~

improvements include the roadway and intersection improvements identified in Mercer Island's 2015-2020 Transportation Improvement Program. The recommended improvements are those additional improvements that are needed to meet the City's LOS standard.





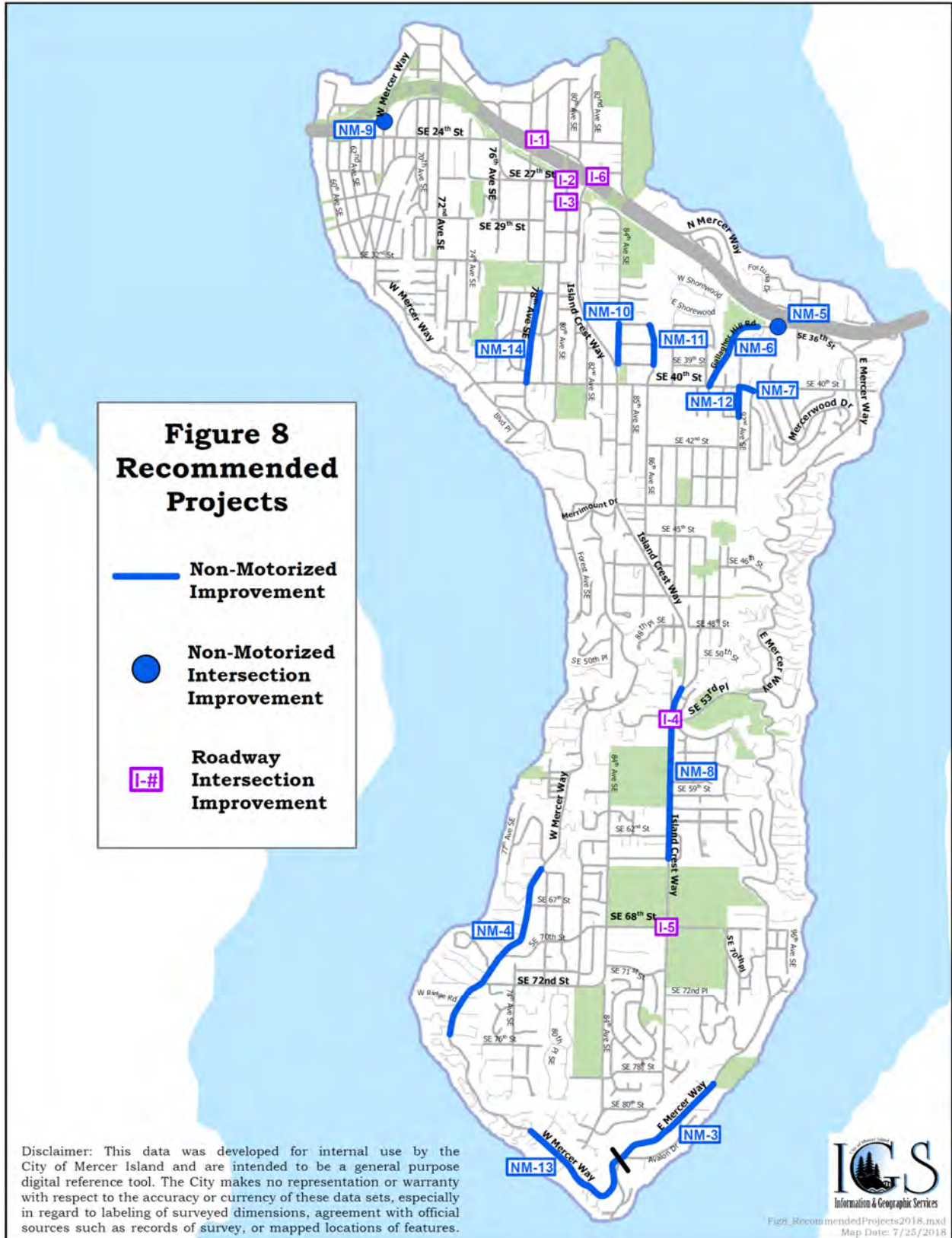


Table 3. Recommended Project List ~~2015~~2018-2035

MAP ID	Location	Description	Justification	Cost (\$)
Non-Motorized Projects (NM)				
NM-1	PBF Pedestrian and Bicycle Facilities Plan Implementation	Annual funding for non-motorized improvements.	2015-2020 2019-2024 TIP: Project D1-	810,000 (\$45,000 per year)
NM-2	Safe Routes to School/ADA Compliance Plan Implementation - Biennial	Biennial funding for safety Design and construct improvements near schools to meet ADA compliance standards.	Ongoing 2019-2024 TIP: Project D2	100,000 675,000 0 (\$75,000 every other year)
NM-3	East Mercer Way Roadside Shoulders (Clarke Beach to Avalon Drive)	Add paved shoulders for non-motorized users.	2019-2024 TIP: Project D3	Every other year 483,000
NM-34	Safe Routes - Madrona Crest (86th Avenue SE) Sidewalk West Mercer Way Roadside Shoulders Phase 2 (SE 70th Street to 7400 Block) and Phase 3 (SE 65th Street to SE 70th Street)	Sidewalk between SE 38th to SE 39th Street. Add a shoulder on the east side of West Mercer Way for non-motorized users.	2015-2020 2019-2024 TIP: Project D2-D4	510 796,000
NM-4	Safe Routes to School - New Elementary School	Pedestrian improvements to support the new elementary school.	2015-2020 TIP: Project D3.	454,000
NM-5	Island Crest Way Crosswalk Enhancement - Improvement at SE 32nd/36th Street and North Mercer Way Intersection	Add Rectangular Rapid Flashing Beacons (RRFB) at existing pedestrian crossing with refuge island, ADA improvements, and rectangular rapid flashing beacons (RRFBs).	2015-2020 2019-2024 TIP: Project D4-D5	25 100,000
NM-6	Gallagher Hill Road Sidewalk Improvement	Construct concrete curb, gutter, and sidewalk along east side of street.	2019-2024 TIP: Project D6	540,000
NM-67	84th Mercerwood Drive between 92nd Avenue Path (SE 39th to Upper Luther Burbank Park) and 93rd Avenue SE	Add a gravel shoulder Safe routes to school pedestrian facility along south side of street.	2015-2020 2019-2024 TIP: Project D5-D7	70 200,000
NM-78	East Mercer Way Roadside Shoulders (From 6600 block to south end of E Mercer Way) Island Crest Way Bike Route between 90th Avenue SE and SE 63rd Street	Add a shoulder for non-motorized users. Complete missing gap in north-south bike route.	2015-2020 East Link mitigation/ 2019-2024 TIP: Project D6-E1 (design only \$300,000)	1,067,400 2,000,000
NM-89	I-90 Trail Crossing at West Mercer Way Roadside Shoulders (7400-8000 Block)	Add a shoulder for non-motorized users. Construct enhanced trail crossing.	2015-2020 East Link mitigation/ 2019-2024 TIP: Project D7-E2	417,500 300,000
NM-10	84th Avenue SE Sidewalk between SE 33rd Street and SE 36th Street	Construct sidewalk.	Safe routes to school	350,000

MAP ID	Location	Description	Justification	Cost (\$)
NM-911	West Mercer Way Roadside Shoulders (8000 block to E Mercer Way) 86th Avenue SE Sidewalk Phase 2 between SE 36th Street and SE 39th Street	Add a paved shoulder (sidewalk along east side) for non-motorized users. of street.	PBFP-Safe routes to school	422,400 340,000
NM-12	92nd Avenue SE Sidewalk between SE 40th Street to SE 41st Street	Construct sidewalk along west side of street.	Safe routes to school	200,000
NM-1013	West Mercer Way Roadside Shoulders (6500 to 7400 8100 block) to Avalon Drive)	Add a paved shoulder (east side) for non-motorized users.	PBFP Pedestrian and Bicycle Facilities Plan: Project WMW8	676,800 2,000,000
NM-1114	78th Avenue SE between SE 32nd and SE 40th Street	Improve with sidewalks, pedestrian and bicycle lanes/sharrows, facilities to connect with the Town Center.	PBFP Pedestrian and Bicycle Facilities Plan: Project N15 and N16-	1,131,300 560,000
Intersection Projects (I) / Road Projects (R)				
I-1	SE 24th Street/W Mercer Way	Add southbound left turn pocket (re-channelize).	East Link/Fails to meet LOS Standard	25,000
I-21	77th Avenue SE/N Mercer Way	Roundabout or traffic signal* or add center-receiving lane.	East Link bus-rail integration/fails to meet LOS standard	820,000 Sound Transit Mitigation
I-32	SE 27th Street/80th Avenue SE	Traffic signal.	East Link mitigation/fails to meet LOS standard	858,000 Sound Transit Mitigation
I-43	SE 28th Street/80th Avenue SE	Traffic signal.	Fails to meet LOS standard	854,900 1,810,000
I-5	SE 40th Street/86 th Avenue SE	Add westbound and eastbound left turn pockets and dedicated left turn signal phase.	2015-2020 TIP: Project C3.	758,800
I-64	SE 40th Street/Gallagher Hill Road SE 53rd Place/Island Crest Way	Add eastbound left turn pocket Traffic signal.	Fails to meet LOS standard	133,900 1,450,000
I-75	SE 53rd Place 68th Street/Island Crest Way	Traffic signal- or roundabout.	Fails to meet LOS standard	602,700 1,660,000 ¹
I-86	SE 68th Street N Mercer Way/I-90 Westbound Off-Ramp/Island Crest Way	Traffic Signal/Roundabout* Add exclusive westbound left turn lane at I-90 off-ramp.	Fails to meet WSDOT LOS Standard	982,500,000 ²
I-7	Light Rail Station Access Improvements and Mitigation for I-90 Center Roadway Closure	Vehicle and non-motorized improvements that enhance access to station and address issues related to I-90 center roadway closure.	Light rail station scheduled to open in 2023	2,500,000
R-1	Street Preservation/Maintenance	Street resurfacing Resurfacing arterial and residential streets based on PCI rating.	2015-2020 2019-2024 TIP: Projects A1, B1-B2B3, C1-C10, E1-E3.	4030,000,000
			Total 2015-2018-2035 Projects	51,620,200 \$4 8,274,000

¹ Cost estimate reflects higher cost option of alternative actions.

² Cost estimate represents a 10% City share; total cost is \$5,000,000.

Table 4. 2035 Intersection Operations –~~Baseline~~ Without and With Recommended Improvements

Intersection	2035 AM Peak Hour		2035 PM Peak Hour	
	With Baseline Without Improvements	With Recommended Improvements	With Baseline Without Improvements	With Recommended Improvements
Town Center Intersections (LOS C Standard)				
SE 24th St/76th Ave SE	-B	-B	CB	CB
N Mercer Way/77th Ave SE	FA	AB	FA	A
N Mercer Way/Park & Ride/80th Ave SE	C	C	C	C
SE 27th St/76th Ave SE	--	--	B	B
SE 27th St/77th Ave SE	CB	CB	C	C
SE 27th St/78th Ave SE	B	B	CB	CB
SE 27th St/80th Ave SE	ED	B	E	CB
SE 28th St/78th Ave SE	--	--	CB	CB
SE 28th St/80th Ave SE	-B	-B	FD	CB
SE 28th St/Island Crest Way	B	B	C	C
SE 29th St/77th Ave SE	--	--	B	B
SE 29th St/78th Ave SE	--	--	C	C
SE 30th St/78th Ave SE	--	--	C	C
SE 30th St/80th Ave SE	--	--	B	B
SE 30th St/Island Crest Way	--	--	AB	AB
SE 32nd St/78th Ave SE	--	--	C	C
WSDOT Intersections (LOS D Standard)				
I-90 EB off-ramp/ I-90 WB on-ramp /W Mercer Way	B	B	B	B
I-90 WB on-ramp/N Mercer Way/76th Ave SE	CB	CB	DA	DA
I-90 WBEB off-ramp/ N Mercer Way/Island Crest Way 77th Ave SE	CB	CB	EB	EB
I-90 EBWB off-ramp/ 77th Ave SE N Mercer Way/Island Crest Way	BE	BC	BD	BC
I-90 EB on-ramp/SE 27th St/Island Crest Way	C	C	C	C
I-90 EB on-ramp / WB ramps /100th Ave SE 36th St /E Mercer Way	BC	BC	B	B
I-90 EB off-ramp/100th Ave SE/E Mercer Way	B	B	AB	AB
I-90 WB ramps /100th Ave EB on-ramp /SE 36th St/E Mercer Way	B	B	CB	CB
Outside of Town Center Intersections (LOS D) Standard				
SE 24th St/W Mercer Way	B	B	C	C
SE 24th St/72nd Ave SE	-B	-B	B	B
SE 36th St/N Mercer Way	ED	ED	DC	DC
SE 40th St/W Mercer Way	-B	-B	AB	AB
SE 40th St/78th Ave SE	-B	-B	B	B
SE 40th St/Island Crest Way	D	D	DC	DC
SE 40th St/SE Gallagher Hill Rd	D	ED	EC	DC
Mercerwood Dr/E Mercer Way	--	--	B	B
W Mercer Way/78th Ave SE	--	--	B	B
Merrimount Dr/W Mercer Way	-C	-C	BC	BC
Merrimount Dr/Island Crest Way	-D	-D	ED	ED
SE 53rd Place/Island Crest Way	F	B	F	AB

SE 53rd Place/E Mercer Way	--	--	A	A
SE 72nd 68th St/ W Mercer Way 84th Ave SE	-- D	-- D	A B	A B
SE 68th St/ 84th Ave SE Island Crest Way	C E	C A	B C	B A
SE 68th St/Island Crest 70th Place/E Mercer Way	F --	C --	D B	A B
SE 68th 72nd St/ E W Mercer Way	--	--	B	B

V. FINANCIAL ANALYSIS

Since incorporation in 1960, the City has consistently made (or required through private development) transportation investments that have preceded and accommodated population and employment growth and its associated traffic growth. This strategy has enabled the City to make significant improvements in the community's neighborhood streets, arterial roads, pavement markings, streets signs, and pedestrian, and bicycle facilities.

~~In recent years, the City has relied on 2017, the City's primary funding sources for local transportation projects included: gas tax revenues (\$4,505,000 in 2014) and real estate excise tax (\$1,500,845,000 in 2014) to fund local transportation projects.~~

~~In 2014, the City established a Transportation Benefit District that added a \$20 per vehicle fee to provide an estimated \$350,000 annually to support) and transportation needs. Combined impact fees (\$237,000). In total, the City anticipates received approximately \$2.3 to \$2.67 million (2016) and \$4.0 million (2017) in annual transportation revenues. In 2016, the City adopted~~

~~transportation impact fees to provide another funding source.~~

In addition, Sound Transit mitigation for the closure of the I-90 center roadway is providing up to \$5.1 million in funds for operational and safety improvements.

Combined with supplemental federal and state grant funding, Mercer Island has sufficient resources to maintain and improve its transportation system over the next twenty years and will be able to accomplish the following:

- Maintain the City's arterial street system on a ~~twenty~~ 25-year (average) life cycle;
- Maintain the City's residential system on a ~~thirty-five~~ 35-year (average) life cycle.
- Maintain, improve and expand the City's pedestrian ~~and~~ bicycle system over the next ~~twenty~~ 20 years.
- Maintain and improve the transportation system to meet the forecasted housing and employment growth targets.

VI. IMPLEMENTATION STRATEGIES

The following actions by the City of Mercer Island and other jurisdictions will be necessary to effectively implement the ~~program~~[programs](#) and ~~policy elements~~[policies](#) of this transportation element:

Transportation System - Streets, Transit, Non-Motorized

- ~~Develop~~[Implement](#) local neighborhood traffic control ~~plans~~[strategies](#) as necessary to address specific issues.
- ~~Develop a program for monitoring transportation adequacy to compare projections to actual conditions and identify locations where improvement may become necessary.~~
- Implement Transportation System Management techniques to control traffic impacts.

Planning - Standards, Policies, Programs

- Periodically update the City's inventory of transportation conditions, ~~functioning~~[existing](#) level of service and projected ~~levels~~[level](#) of service.
- Complete the plan for non-motorized transportation improvements consistent with the City's Comprehensive Plan, including a review of the Pedestrian and Bicycle Facilities Plan and its design standards.

- Develop a neighborhood parking program to address parking overflow impacts from schools, businesses, parks and multi-family housing.
- Revise design standards as necessary to comply with ADA requirements.
- Continue to involve the public in transportation planning and decisions.
- ~~Develop~~[Create](#) "transit friendly" design guidelines for ~~project developers to follow~~[new development projects in the Town Center](#).
- Develop policies, criteria and a process to determine when, and under what conditions, private roads and privately-maintained roads in public rights of way should be accepted for public maintenance and improvement.
- Implement the City's adopted Commute Trip Reduction program.

Financial Strategies

- Secure funding to implement the adopted six-year Transportation Improvement Program.
- Actively pursue outside funding sources to pay for adopted transportation improvements and programs.

Transit Planning

- Work with Metro to reinstate and improve ~~fixed route~~ transit

services. ~~Work with Metro to~~
Explore alternative methods of
providing service ~~to island~~
~~residents~~, such as developing a
demand responsive service
~~throughout the Island.~~

- Work with ~~Metro and~~ Sound
Transit to site, design and

construct high capacity transit and
parking facilities consistent with
Land Use and Transportation
Policies contained in the
Comprehensive Plan that will be
available for use by Mercer Island
residents.

VII. CONSISTENCY WITH OTHER PLANS & REQUIREMENTS

The Growth Management Act of 1990 requires that local comprehensive plans be consistent with plans of adjacent jurisdictions and regional, state and federal plans. Further, there are several other major statutory requirements with which Mercer Island transportation plans must comply. This section briefly discusses the relationship between this Transportation Element and other plans and requirements.

Other Plans

The Transportation Element of the Mercer Island Comprehensive Plan is fully consistent with the following plans:

Mercer Island Comprehensive Plan — The Transportation Element is based on the needs of, and is fully consistent with the Land Use Element.

King County and Multicounty Planning Policies — Mercer Island's proposed transportation policies are fully consistent with PSRC's multi-county and King County's countywide planning policies.

Vision 2040— Vision 2040 builds upon Vision 2020 and Destination 2030 to articulate a coordinated long-range land use and transportation growth strategy for the Puget Sound region. Mercer Island Comprehensive Plan's Land Use and Transportation Elements supports this strategy by accommodating new growth in the Town Center which is near existing and proposed future transportation improvements along the I-90 corridor.

Metropolitan Transportation Plan — The Puget Sound Regional Council (PSRC) has updated its long-term vision of the future transportation system through the Vision 2040 and Transportation 2040 plans. The Transportation Element is consistent with these plans.

Regional Transit System Plan — Sound Transit's Regional Transit System Plan (RTP) lays out the Puget Sound region's plans for constructing and operating a regional high capacity transit system. Both the Land Use and Transportation Elements directly support regional transit service and facilities, and are consistent with the RTP.

Plan Requirements

The Transportation Element of the Mercer Island Comprehensive Plan meets the following regulations and requirements:

Growth Management Act — The Growth Management Act, enacted by the Washington State Legislature in 1990 and amended in 1991, requires urbanized counties and cities in Washington to plan for orderly growth for 20 years into the future. Mercer Island's Transportation Element conforms to all of the components of a comprehensive transportation element as defined by GMA.

Commute Trip Reduction — In 1991, the Washington State Legislature enacted the Commute Trip Reduction Law which requires implementation of

transportation demand management (TDM) programs to reduce work trips. In response to these requirements, Mercer Island has developed its own CTR program to reduce work trips by City employees. There are two other CTR-affected employers on the Island; both have developed CTR programs.

Air Quality Conformity — Amendments to the federal Clean Air Act made in 1990 require Washington and other states to develop a State Implementation Plan (SIP) which will reduce ozone and carbon monoxide air pollutants so that national standards may be attained. The Central Puget Sound area, including King County and Mercer Island, currently meets the federal standards for ozone and carbon monoxide. The area is designated as a carbon monoxide maintenance area, meaning the area has met federal standards, but is required to develop a maintenance plan to reduce mobile sources of pollution.

Amendment 4 – Policy support for Open Space Conservation

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

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

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

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

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

Amend policy 4.1 of the Utilities Element to read:

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

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

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

Amendment 6 – Arts & Cultural

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

...

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

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

...

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

...

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

Arts are integral to Mercer Island's identity, vitality, heritage, and shared values. The City of Mercer Island is committed to supporting and sustaining rich and diverse cultural and arts experiences and opportunities for the community. In 2018, the City incorporated the Arts and Culture Comprehensive plan as an appendix to the Comprehensive Plan incorporating the goals and policies in the Arts and Culture Comprehensive into the City's Comprehensive Plan.

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

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

Goal 23: Support the arts on Mercer Island.

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

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

23.2 Provide educational art opportunities through Parks & Recreation curriculum.

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

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

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

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

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

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

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

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

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

Goal 24: Nurture public art on Mercer Island.

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

24.1 Encourage diversity in public art.

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

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

24.4 Incorporate public art into capital improvement projects.

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

24.6 Incorporate public art into and surrounding transportation projects.

24.7 Welcome and support community involvement in public art processes.

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

Goal 25: Preserve Mercer Island's Heritage.

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

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

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

25.3 Promote public engagement with culture and heritage organizations.

Adopt as Appendix D, the City of Mercer Island Comprehensive Arts and Cultural Plan.

Amendment 7 – Critical Areas Ordinance

Amend the Land Use Element to create a new Goal 26, which reads:

Goal 26: Protect and enhance habitat for native plants and animals.

Amend the Land Use Element to create new policies 26.1, 26.2, 26.3, 26.4, 26.5, 26.6, 26.7, 26.8, and 26.9, which read:

- 26.1 Identify species of local concern, including but not limited to Bald Eagles, for additional local protection using Best Available Science, in addition to required fish and wildlife habitat protections under the Growth Management Act. Protect, restore, and enhance habitat and food sources for identified local species of concern. Species that are under stress and in decline are candidates for identification as species of local concern.
- 26.2 Identify plants, animals, and habitats native to Mercer Island in order to inform ongoing conservation efforts. Determine habitat needs for native species. Evaluate and enhance habitat to support the sustenance of native plants and animals, including the appropriate balance of ground, mid-level, and tree canopy that provides cover, forage, and nest sites to birds and other wildlife. Preserve and enhance habitat in conjunction with residential, institutional, and commercial land development and in road rights-of-way.
- 26.3 Use soft shoreline techniques and limit night lighting to provide shallow-water rearing and refuge habitat for out-migrating and lake-rearing endangered Chinook salmon.
- 26.4 Identify pollinators and associated floral associations to inform native plantings in order to encourage thriving pollinator populations.
- 26.5 Require mostly native vegetation in critical areas and associated buffers.
- 26.6 Connect important habitats including upland forest, wetlands, and shorelines via natural areas including walking paths along forested road rights-of-way.
- 26.7 The removal of trees should be minimized, and subdivisions and construction projects should be designed to minimize the need for tree removal.
- 26.8 Remove invasive plants from City properties including road rights of way. Replant with native species selected to meet habitat goals.
- 26.9 Adopt development standards that support healthy habitat and reduce impacts to wildlife. Examples include but are not limited to the American Bird Conservancy's guidelines on bird-friendly building design and International Dark-Sky Community certification.

Amend the Land Use Element to create a new Goal 27, which reads:

Goal 27: Support a sustainable built environment on Mercer Island.

Amend the Land Use Element to create new policy 27.1, which reads:

- 27.1 Adopt land use, stormwater, and building standards that strive to create a sustainable built environment by including standards that:
- a. Add minimal chemical and sedimentary pollution into watercourses, wetlands, ground water, and Lake Washington;
 - b. Prevent net loss of tree canopy, with the aim of increasing canopy coverage over time;
 - c. Prevent net loss of fish and wildlife habitat, with the aim of increasing and enhancing habitat over time;
 - d. Allow only sustainable withdrawal of water;
 - e. Least disrupt the natural water cycle, returning as much precipitation to groundwater as possible in order to extend the flow of seasonal streams into the dry season and to contribute cooling ground water to surface water features, thereby contributing to healthy fish and wildlife habitat;
 - f. Generate on-site renewable energy;
 - g. Generate a minimal carbon footprint from buildings, transportation, and other sources of direct or indirect energy use
 - h. Require removal and prohibit planting of species on the King County Noxious Weed and Weeds of Concern lists in the landscape of new development; and
 - i. Generate minimal air, ground, noise, and light pollution.

Amend the Land Use Element to create a new Goal 28, which reads:

Goal 28: Educate and collaborate with the community to encourage the voluntary improvement of natural resource protections in the following areas:

Amend the Land Use Element to create new policies 28.1, 28.2, and 28.3, which read:

- 28.1 Generate minimal waste from business and household operations and construction;
- 28.2 Remove King County Noxious Weeds and Weeds of Concern from private and public properties.
- 28.3 Compensate, in part, for loss of habitat in the urban area by landscaping for wildlife using native plants.
- 28.4 Establish Certified Wildlife Habitats recognized by the National Wildlife Federation on private property.
- 28.5 Partner with the National Wildlife Federation's Community Wildlife Habitat program to provide a focused framework for restoring wildlife habitat and engaging community members as they work to attain the National Wildlife Federation's certification as a wildlife-friendly community.
- 28.6 Preserve onsite organic matter in planting beds such as leaves, grass clippings, and small woody debris and import organic material including wood chips and finished compost;
- 28.7 Encourage the use of alternatives to pesticides, herbicides, and inorganic fertilizers and avoidance of rodent poisons that harm birds of prey.
- 28.8 Convert grass to forest;
- 28.9 Establish or preserve snags (dead trees) for forage and nesting by wildlife;

- 28.10 Establish nest boxes in parks and on private property for species that would benefit; and
- 28.11 Keep cats indoors and do not return spayed/neutered feral cats to the wild.
- 28.12 Consider a community effort to establish new wetlands in recognition of the historical loss of wetlands.
- 28.13 Protect out-migrating and lake-rearing endangered Chinook salmon by:
 - a. Seeking to reduce pesticides, heavy metals, bacteria, motor oils, and other pollutants in runoff via active public education and outreach;
 - b. Remove bulkheads and otherwise hardened shorelines, overwater structures, and night lighting to restore shallow-water rearing and refuge habitat with a priority on areas south of I-90.
 - c. Prioritize the purchase and preservation of stream headwaters as open space.
 - d. Reduce impervious cover through maximizing the use of low impact development practices.

Amendment 8 – Private Community Facilities

Amend section V. of the Land Use Element to read:

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

Amend the Land Use Map of the Land Use Element to reflect the Private Community Facilities land use designation (end of this document).

Amend the Land Use Element to create a new Goal 29, which reads:

Goal 29: _____ The Private Community Facilities (PCF) zoning designation should be added to the City Zoning Code. The Private Community Facilities Zone would enable the co-location of private community facilities utilizing master planning techniques and accommodating flexible design standards, to encourage superior site and building design outcomes.

Amend the Land Use Element to create new policies 29.1, 29.2, 29.3, 29.4, 29.5, 29.6, 29.7, and 29.8, which read:

- 29.1 Establish general standards regarding aesthetics, and development standards for community facilities which ensure compatibility of design, construction and scale, and minimize the impact of these facilities on surrounding uses. These standards should consider and mitigate for the sensitivity of adjacent residential uses.
- 29.2 Establish regulations to address appropriate mitigation of transportation and parking impacts and ensure nonmotorized solutions are considered and integrated into circulations plans. Development shall provide adequate access for and strive to reduce conflicts between and congestion caused by all modes of transportation, motorized and non-motorized.
- 29.3 Safety is of paramount importance and shall be a priority during all phases of project development, including planning, project design, and the entitlement process.
- 29.4 Establish the opportunity to provide for community facility improvements and additions that will further local and regional goals and implement Mercer Island’s Comprehensive Plan.

- 29.5 Housing uses shall be limited and relate to the mission of and be accessory to the primary facility.
- 29.6 Community facilities are most appropriately located in the general vicinity of existing community facilities.
- 29.7 All activities in the PCF zone are subject to design review and supplemental design standards may be adopted.
- 29.8 A master planning process shall be utilized for all major development within the Private Community Facilities Zone. Facilities should be subject to a community design dialogue, utilizing techniques such as design charettes.

Amendment 9 – Disaster Planning and Recovery

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Amend Goal 2 of the Housing Element, to read:

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

Amend Policy 2.3 of the Housing Element, to read:

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

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

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

Affordable Housing Policies section, to read:

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

Affordable Housing Policies section, to read:

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

Local Resources Policies section, to read:

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

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

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

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

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

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

Amendment 11 – Green Building Introduction

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

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

These measures, and others under consideration, are identified in more detail in a rolling 6-year Sustainability Plan, to be adopted in 2018-20192016, which will guide the City's internal and external actions while taking into account the interrelated issues of climate change, population change, land use, public infrastructure, transportation choices, natural resources management, quality of life, public health, and economic development.”

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

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

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

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

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

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

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

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

Amendment 12 – STAR

Amend Section I of the Introduction, to read:

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

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

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

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

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

"... From 2010 to 2014, with the entire community's sustainability in mind, the City has implemented a wide range of outreach programs, efficiency campaigns, alternative energy initiatives, land-use guidelines, and other natural resource management measures designed to minimize the overall impacts generated by Island residents, for the benefit of future

generations. Due to the 20-year horizon envisioned by this comprehensive plan, it is especially appropriate to include measures that address the long-term actions needed to reduce greenhouse gas emissions, ideally in collaboration with other local governments. Actions that the City will take in the management of its own facilities and operations are addressed in the Capital Facilities Element of this plan. In 2018, the City continued to promote and support sustainable development, through the development of green building goals and policies for all residential development.

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

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

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

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

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

21.2 Assess the effect of proposed City programs on sustainability.

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

Amendment 13 – Town Center Height & Public Amenities

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

Amendment 14 – PUD / Pilot Program

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

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

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

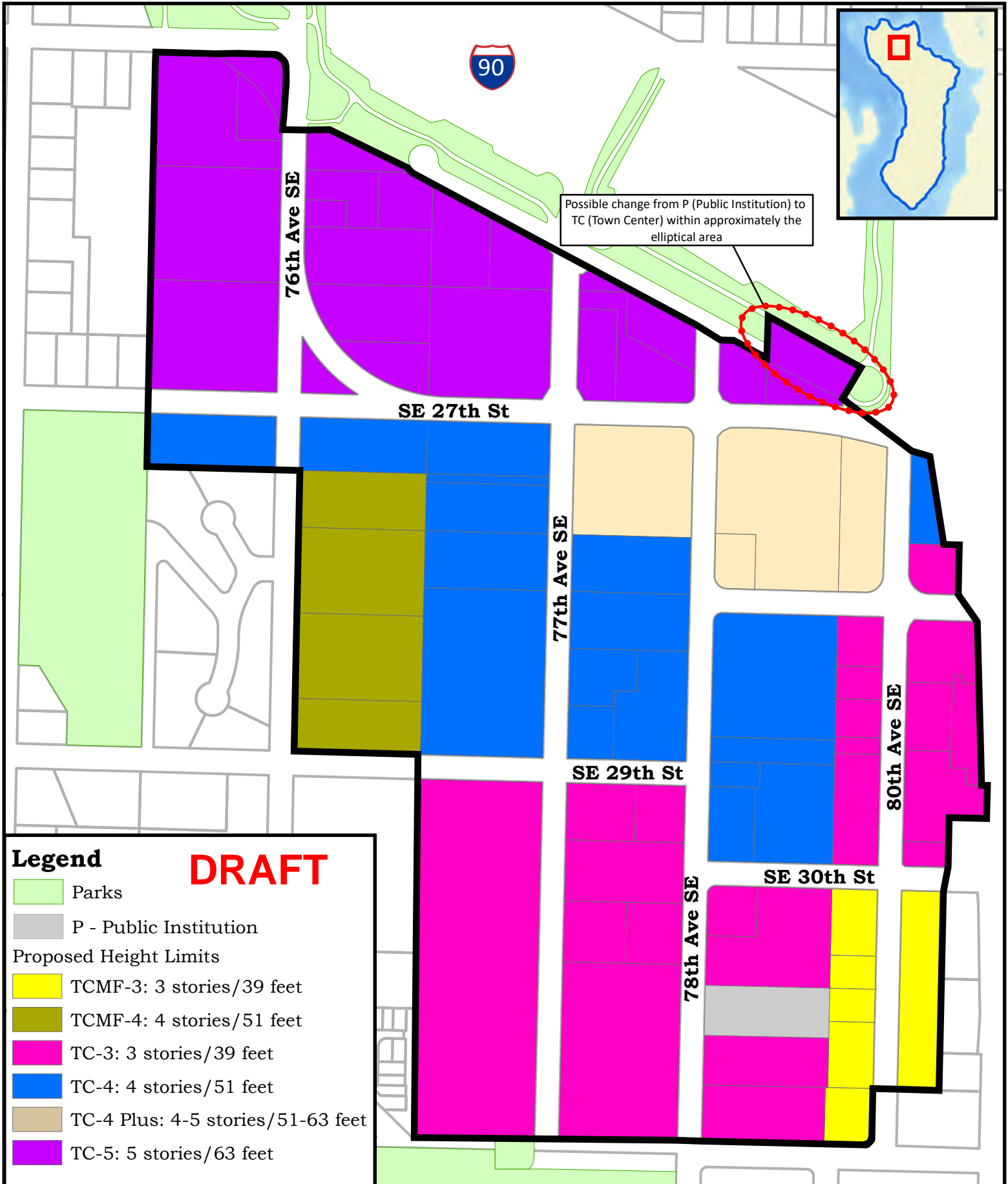
Policy 16.6 Explore flexible residential development regulations and entitlement processes that support, and create incentives for, subdivisions that incorporate public amenities through the use of a pilot program. The use of flexible residential development standards should be

used to encourage public amenities such as vegetated open space, accessible homes, and sustainable development.

Amendment 15 – Commuter Parking in Town Center

Amend the Figures TC-1, TC-2, and TC-3 of the Land Use Element (starts next page).

Figure TC-2: Town Center Subareas & Maximum Height Limit EXHIBIT 1B



Possible change from P (Public Institution) to TC (Town Center) within approximately the elliptical area

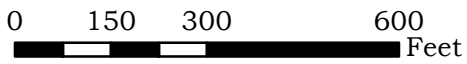
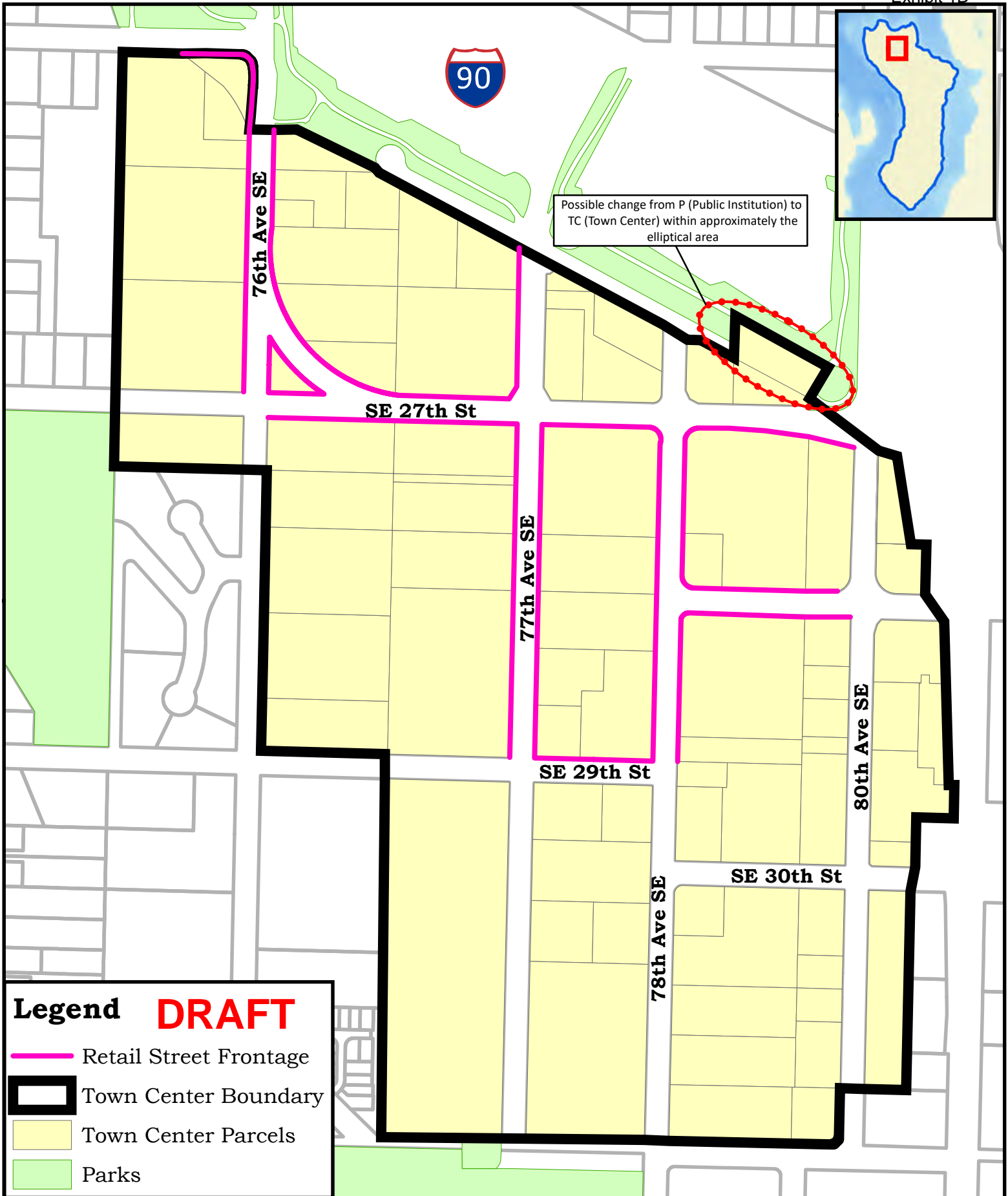


Figure TC-2: Retail Use Required Adjacent to Street Frontages

EXHIBIT B



Legend **DRAFT**

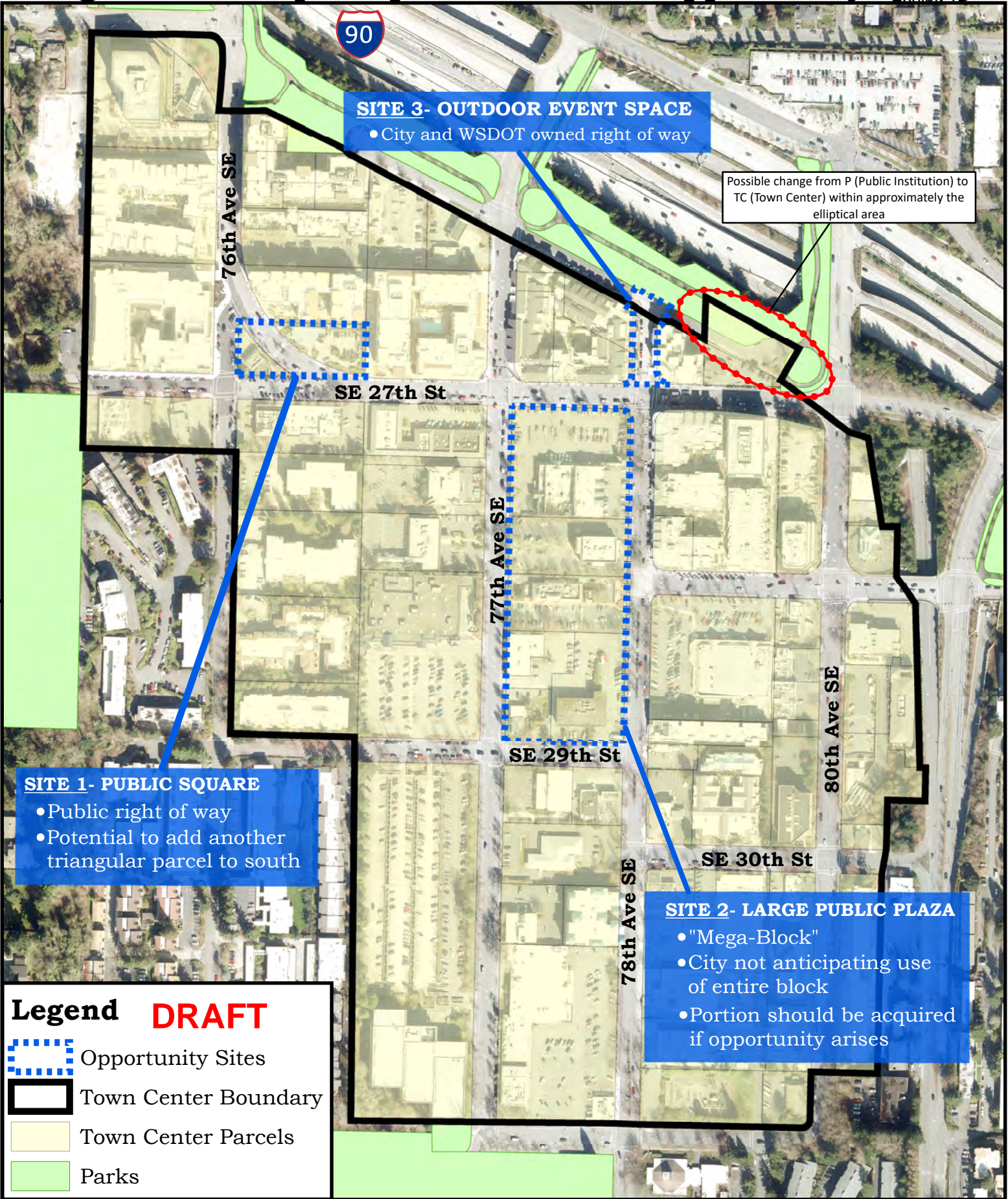
- Retail Street Frontage
- Town Center Boundary
- Town Center Parcels
- Parks



0 150 300 600 Feet

Figure TC-3: Open Space- Potential Opportunity Sites

Exhibit 1B



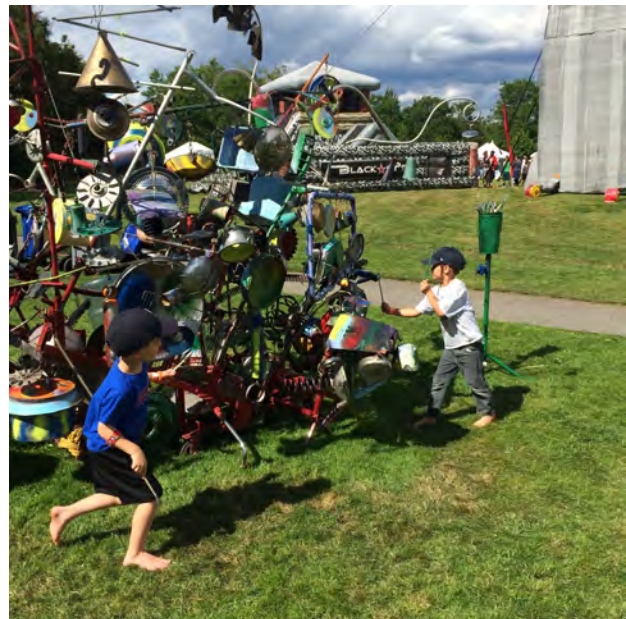
Appendix D:

Adopt the Arts and Culture Plan as Appendix D (next page).

CITY OF MERCER ISLAND COMPREHENSIVE ARTS AND CULTURE PLAN



* Photo courtesy of Sandy Glass



* Photo courtesy of Mercer Island Reporter



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PREFACE

The Mercer Island Arts Council recognizes the importance of art as an enhancing event, occasion, and activity on Mercer Island. Inclusion of a culture component in the city comprehensive plan is a reflection of this community value. The council is committed to assimilating positive art experiences into everyday life for all community members and removing two basic barriers to advancement: (1) a lack of coordinated cooperation and (2) a lack of space. Our community has a historic tradition of public support for art, a value engendered in this cultural plan. Our objectives - aligned with those of the city council - are to embrace cultural vitality, identify and create adequate arts spaces, and to collaborate with our unique and diverse community partners on Mercer Island.

INTRODUCTION

The city of Mercer Island is committed to supporting and sustaining its rich and diverse cultural and arts identity. The arts play an integral role in the vitality and connectedness of a community. Indeed, the arts, culture, and heritage of a community are its heart.

Mercer Island is a town unique in its geographical character: it is a small town with distinct borders etched of lake water. Yet it is the most populated island situated in a lake in the country, comprised of a diverse population with rich cultural variety that nurtures and incubates creativity and invention from within its tight boundaries. Its identity was forged of ancient myth – of a lake that sank into the water at night and resurfaced each dawn. Not unlike a more famous mythical island that is shrouded in mist and magic. But unlike Avalon, Mercer Island’s magic is real. It is home to innovators, intellects, and artists all deeply committed to shaping an enchanted quality of living for its community.

It is this drive, and a commitment to lacing the arts into a shared ethos, that led a sizeable effort in the early 1990’s to built art into public life on the island. It was a vision born then that still remains: ***to assimilate positive art experiences into everyday life for all community members.***

Yet more recently, division and process have weighted cultural and artistic progress on Mercer Island. Public input reveals ***two basic barriers to advancement: (1) a lack of coordinated cooperation and (2) a lack of space.*** The city now aspires to resurface its cultural code, to bridge the gaps serving as barriers to progress, and to recommit to the preservation and cultivation of its heritage and arts identity.

By establishing this arts and culture comprehensive plan, the city formalizes its dedication to advancing the enrichment and unification of the whole community

through the arts. By delineating Mercer Island’s vision, challenges, and goals, this plan serves as a city blueprint to build upon existing arts capital and ensure arts are an essential support for Mercer Island’s present and future.

BACKGROUND

Mercer Island has a Historic Tradition of Public Support for Art.

Mercer Island is a community deeply committed to enriching its quality of life through the arts. In 1985 the Mercer Island City Council passed ordinances establishing the Mercer Island Arts Council (MIAC) and the Municipal Art Fund. MIAC consists of 11 “working” board members who strive to nurture, promote, and support quality cultural art activities for the community. In 1985 MIAC won the National Parks and Recreation Association Dorothy Mullen Arts and Humanities award for its region. Its programs have won the award four additional times, and the national award in 1987.

In the early 1990’s Mercer Island experienced a dramatic reconfiguration of its landscape due to the widening of Interstate 90 and construction of the Aubrey Davis Park (formerly “The Lid” park). In this change, the city saw opportunity. It envisioned enhancing the open space created by the corridor and complimenting this unique landscape by providing positive public art experiences for a broad audience. To accomplish this, the city aimed to cover the entire two and a half mile strip of I90 running through the city with sculptures, water parks, and trees. In this process, Mercer Island became the first community in the state to adopt a comprehensive plan that included the incorporation of artwork into parkland, natural open spaces, trails, and public life.¹

Building on this innovative foundation and a vision to bring art to all, Mercer Island has continued to support arts and culture through its own programming and in associations with local arts organizations.

A small snapshot of recent arts activity include the following:

In 2009, the City approved a one time emergency grant (funds moved from the Art in Public Places Fund for this purpose) to support Youth Theater Northwest.² In 2013, the city commissioned and installed a replacement play sculpture titled “Kenton’s Dragon” in Deane’s Children Park.³ The city has partnered for twenty-five consecutive years with Wooden O Theater to present annual Shakespeare in the

¹ Mercer Island 1994 Comprehensive Plan.

² Mercer Island City Council Meeting Minutes, June 15, 2009,

² Mercer Island City Council Meeting Minutes, June 15, 2009,
<http://www.mercergov.org/Agendas.asp?AMID=1647>.

³ See Mercer Island Arts Council Archive of Minutes,
<http://www.mercergov.org/Agendas.asp?SectionID=-1&CCBID=2>.

Park performances at Luther Burbank Park. Each year the productions draw over five thousand attendees locally. ⁴ Either by acquisition or donation the city has added at least eight works to its public art collection in the past five years, including two murals at Luther Burbank park and a sculpture installation at Fire Station 92 on the south end commemorating 9/11.⁵ The city maintains its indoor and outdoor galleries, which produce thousands of dollars of revenue for the city yearly. ⁶ The city supports local and regional musicians through its Mostly Music in the Park program, which produces live music performances for thousands of attendees yearly.⁷

Mercer Island Supports a Diverse Series of Arts Programming.

The city provides art experiences that complement and celebrate its unique history, culture, and landscape. Mercer Island encourages positive art engagement for the broadest possible audience by offering regular music concerts, film series, outdoor Shakespeare performances, and community dances. It houses a rotating indoor art gallery, maintains an outdoor sculpture gallery, and sustains a large public art collection comprised of indoor and outdoor pieces, including paintings, sculpture, murals, and a town center streetscape project that embeds symbolic historical artwork into city infrastructure.

Highlights:

Mostly Music in the Park: Mercer Island Arts Council’s annual summer concert series. Concerts feature various bands and artists from around the region, performing a wide variety of music.



⁴ Ibid.

⁵ Ibid, (In 2016, artists Sandy Glass and Jose Orantes completed a mosaic mural located in the Luther Burbank park playground incorporating student artwork. Fire Station 92 artwork “Gateway of Service” installed in 2015.).

⁶ See Mercer Island Arts Council Archive of Minutes, <http://www.mercergov.org/Agendas.asp?SectionID=-1&CCBID=2>.

⁷ Ibid.

Mercer Gallery: Artwork by regional artists on display and for sale at this public gallery. Exhibits are updated approximately every two months.



The Greta Hackett Outdoor Sculpture Gallery: Located along the I-90 Corridor on Sunset Highway between 77th Ave SE and 80th Ave SE, the gallery displays sculptures for at least one year, on a rotating basis. The Gallery was the first of its kind in the state. In 1997, in recognition of the gallery, the Arts Council received the Pacific Northwest Regional Arts and Humanities Award, given by the National Recreation & Park Association.



Public Art Collection: In addition to public outdoor sculpture, the city has a collection of small sculpture, paintings, murals, and other two-dimensional work in various public buildings, including the library, city hall, and the Mercer Island Community & Event Center.



Sponsoring Community Building Art Events: A community dance event is offered once a year incorporating live music, a dance lesson, and social dance time. Rock painting activities are sponsored at events to promote the community building “MI Rocks” movement. Interactive art installations are sponsored for the annual Summer Celebration event. MIAC hosted Washington State Poet Laureate, Todd Marshall in 2015 for readings, writing events, and workshops.



* Photo courtesy of Ari Levitt



Mercer Island is Home to an Array of Arts Organizations and Activities.

A sizable number organizations support and house arts focused programs on Mercer Island. The Island is home to hundreds of artists. It is the decades long home of an acclaimed youth theater group. It supports a world-renowned dance program for individuals with Parkinson's disease as well as a number of quality youth dance programs. It is home to a visual arts league as well as many art galleries. The arts play a central role in Mercer Island life and culture.

Highlights:

Carrucio's: Culinary arts event space.

Children's Youth Conservatory/Island Youth Ballet: Youth ballet instruction and performances.

Clarke and Clarke Art + Artifacts: Art and objects of art gallery.

Dance for PD®: World acclaimed Dance for Parkinson's program is offered in conjunction with Seattle Theater Group, Mercer Island Parks and Recreation, and the Mercer Island Arts Council. The program provides adapted dance classes for people with Parkinson's disease and their caregivers.

Fine Arts Advisory Council: not-for-profit corporation dedicated to supporting K-12 fine arts education in the Mercer Island School District.

Island Books: Bookseller hosting author events, book clubs, and children's programs.

Island Choral Experience: Community based youth choral and performing arts company.

Mercer Island Art Uncorked: Annual music, art, food, and wine tasting festival held in the Greta Hackett Outdoor Sculpture Gallery.

Mercer Island Center for the Arts: Organization founded in 2013 with the goal of building a community arts facility on Mercer Island.

Mercer Island Historic Society: Established in 1954, the Mercer Island Historical Society collects, preserves, researches, records, and makes available the heritage of Mercer Island.

Mercer Island School District: Provides diverse art instruction and opportunity for students and includes the arts in its “Vision 2020” mission.

Mercer Island Visual Arts League: Founded in 1961, MIVAL supports the visual arts of its members and the community. Members show their work throughout the year in local businesses and at MIVAL Gallery in the Town Center.

Musical Mind Studio: Youth musical education featuring conventional and adaptive training techniques.

Nancy Stewart: In conjunction with her pilot project, Sing with Our Kids, Nancy provides music resources and events in the community.

Russian Chamber Music Foundation: Organization providing Russian music performances, programs, and education.

Stoum Jewish Community Center: Community center hosting a wide array of arts events including a film festival, films, music, speaker events, comedy, theater, and culinary arts events.

SZ Gallery: Art gallery offering monthly art walks and events.

Youth Theatre Northwest: Educational arts organization founded in 1984, providing drama education, performing opportunities, and live theater experiences for children and young adults.

CULTURAL VITALITY AND THE ISLAND’S ARTS GAPS

Despite Mercer Island’s rich tapestry of art and cultural offerings, there are gaps to be bridged. ***Mercer Island needs community art and heritage space, and coordinated cooperation directing its art and culture activities.***

Numerous comments expressing the need for art space and cooperation amongst arts groups were collected at the Mercer Island Arts Council public engagement meeting on March 14, 2018.⁸ It is not the first time the public has conveyed these challenges – they are long-standing issues that have been voiced in a variety of forums and engagement processes.

Mercer Island Embraces Cultural Vitality.

⁸ Mercer Island Arts Council Meeting, March 14, 2018, *Public Comment to the Draft Comprehensive Art Plan*, <http://www.mercergov.org/files/PublicEngagementDraftResponses.pdf>.

A sparkling feature of input received through these public engagement processes is the confirmation that Mercer Islanders embrace the integration of arts and culture into the concept of quality of life. A belief that arts are integral to the sustenance of a good community is prevalent.⁹ Indeed, cultural vitality is “the evidence of creating, disseminating, validating, and supporting arts and culture as a dimension of everyday life in communities.”¹⁰ It is comprised of three chief domains: presence of opportunity for participation, cultural participation, and support.¹¹ Island community input demonstrates the need for further growth in the first domain: opportunity for participation, which flows from space availability and cooperation. Addressing these two unique Island needs will provide better opportunity for the fusion of art into the daily life of Islanders.

The Island Lacks Adequate Arts Space.

Island children’s theater group, Youth Theatre Northwest (YTN), lost its permanent home when the school district reclaimed its district owned theater for construction of a new elementary school in 2011. Between 2011 and 2013 the city began addressing the impending need for a new home for YTN. In this process, it saw a larger community need for art space revealed.¹² Demand for art activity space has only compounded since this time.

In 2014, a “for profit business” displaced the community center art room.¹³ Schedules at the two available performing art venues on the island, Mercer Island High School Performing Arts Center and the Stroum Jewish Community Center auditorium, are consistently full. Rents and fees for these spaces are rising. Churches on the island have historically provided space for art activities, however, changes in tax implications for these arrangements are leading to constraints on availability. The historical society has run out of space for storage of important historical documentation.

A multidisciplinary-oriented, centralized arts facility will serve not only to improve availability for arts on the island, it will also act as a magnet for collaborative force.

Coordinated Arts Cooperation Will Benefit the Island.

⁹ Ibid.

¹⁰ <https://www.urban.org/sites/default/files/publication/50676/311392-Cultural-Vitality-in-Communities-Interpretation-and-Indicators.PDF>

¹¹ Ibid.

¹² City of Mercer Island City Council Meeting and Study Session Agenda and Packet, February 6, 2018, <https://sirepub.mercergov.org/meetings/cache/108/1vxwb55umwiz145ykh02k55/45220504102018113531804.PDF>.

¹³ Mercer Island Arts Council Minutes, February June 11, 2014, <http://www.mercergov.org/Agendas.asp?Display=Minutes&AMID=2266> (describing need for art space and better collaboration).

A lack of coordination among arts groups on the island is a long standing issue and a distinct barrier to opportunity and rich cultural development. Island art groups have made regular appearances at Mercer Island Arts Council meetings expressing the insufficiency and ineffectiveness of arts collaboration resources in the community.¹⁴

Indeed, there is a long-standing perception in the community that the arts operate insularly on Mercer Island. Community art organizations have called for increased cooperation through resource development and focus on collaboration.¹⁵

Leadership at the Mercer Island Fine Arts Advisory Council has recently recognized this deficit and is working to improve island arts organizations' relationships by forming the "All for Arts" initiative.¹⁶ Mercer Island is a small, robust, and tight-knit community. Communication among the arts organizations on the island should reflect this same sense of solidarity. Enhancing alliances of the local arts community will improve availability of resources and encourage healthier flow of information.

Building vision and goals into the city comprehensive plan that address the Island's arts and cultural needs operates as a first step in forging a thriving future for Mercer Island. By adopting this plan, the city welcomes the opportunity to address its gaps and to commit to enhancing the vitality and economic vibrancy of Mercer Island life.

VISION AND GOALS

¹⁴ Mercer Island Arts Council Minutes, February 14, 2018, <http://www.mercergov.org/Agendas.asp?Display=Minutes&AMID=2656> (describing need for collaboration); Mercer Island Arts Council Minutes, April 13, 2016, <http://www.mercergov.org/Agendas.asp?Display=Minutes&AMID=2472> (documenting local organization request for collaboration); Mercer Island Arts Council Minutes, September 9, 2015, <http://www.mercergov.org/Agendas.asp?Display=Minutes&AMID=2391> (documenting need for space update); Mercer Island Arts Council Minutes, June 11, 2014, <http://www.mercergov.org/Agendas.asp?Display=Minutes&AMID=2266> (describing need for art space and better collaboration).

¹⁵ Shirley Qiu, *Mercer Island Gets in Touch with its Artsy Side*, March 13, 2016 Crosscut, <https://crosscut.com/2016/03/merc-island-gets-in-touch-with-its-artsy-side>, (The need for better cooperation is historic and could be addressed through a community arts facility. Community arts advocates believe that arts organizations have "operated in different silos" and a central facility could act as a focal point for local organizations, improving cooperation challenges on the island.)

¹⁶ Mercer Island Arts Council Minutes, February 14, 2018, <http://www.mercergov.org/Agendas.asp?Display=Minutes&AMID=2656> (documenting "All for Arts" presentation on the need for collaboration.)

Vision: To assimilate positive art experiences into everyday life for all community members.

Mercer Island Aims for Deliberate, Focused Support for the Arts.

To realize its vision Mercer Island will build on its foundational support for the arts to help foster economic and cultural sustainability in the years ahead. Through creative placemaking and innovative approaches to town center planning and community development, Mercer Island looks to leverage the power of arts and culture to advance livability, sustainability, and equity. Using strategies that honor Mercer Island's unique arts traditions and integrate innovative approaches to economic and cultural stimulation, Mercer Island will centralize and celebrate the role of art in our community as it crafts a vibrant future.

Broadly defined goals uphold the vision through targeted policies to guide the city in its planning processes. Mercer Island's arts and culture comprehensive plan goals are: (1) to support the arts on Mercer Island; (2) to nurture public art on Mercer Island; and (3) preserve Mercer Island's heritage.

These goals aim not only to foster community connection and improved quality of life but also to promote economic development. Direct and indirect economic impacts of investment in the arts are real and measurable. Using an input-output economic analysis model, Americans for the Arts' economic impact study documents the cultural and economic benefits of the arts.¹⁷ On a national level in 2015, the nation's nonprofit arts and culture industry generated \$166.3 billion in commerce represented by \$63.8 billion in spending by arts organizations. This activity leveraged an additional \$102.5 billion in event-related spending by audiences. This economic activity supported 4.6 million jobs and generated \$27.5 billion in government revenue. The impact of this market is significant. Promoting increased arts investment and activity at a local level in the Mercer Island community would likewise drive substantial economic stimulus and revenue.

Arts Add Vitality to the Economy.

The city's commitment to prioritizing the arts in its forecasting and visioning occurs simultaneous to a greater Washington state concept to build a network of arts driven communities that intentionally foster economic growth through the arts and creative industries.

In May 2017, governor Inslee signed into law HB 1183 which, "[a]uthoriz[es] specified local governments, including municipalities . . . to designate a portion of their territory as a creative district subject to certification by the Washington state

¹⁷ American for the Arts, *Arts & Economic Prosperity 5: Summary Report*, 2015, https://www.americansforthearts.org/sites/default/files/aep5/PDF_Files/ARTS_AEPsummary_loRes.pdf

arts commission.”¹⁸ As a result of this legislation, the state arts commission, ArtsWA launched an implementation program to develop certified creative districts in the state. Certified creative districts are community defined geographic areas that are devoted to developing and promoting the arts for the purpose of building and supporting a robust creative economy.

Indeed, the impact arts and culture have on economic vitality are well documented. In the United States, the arts and artists are drivers of innovation, help shape and direct economic achievement, and give the United States relevance in the global economy. Nationally, the arts have a remarkable presence. Over 670,000 or 4.01% of all businesses are involved in the creation or distribution of the arts, and they employ 3.48 million people (2.04% of all U.S. employees).¹⁹ The vitality of Washington State’s creative economy reflects national statistics. In 2014, creative industries in Washington State represented \$19.2 billion in total industry earnings and employed over 147,000 people.²⁰ Mercer Island’s Creative Vitality Index surpasses the state value of .97. With a Creative Vitality Index value of 1.31 and a population of over 23,000 people in 2016, over 1,100 were employed in creative jobs.²¹ Supporting the arts is not just good press or simply for the kids, it’s business best practice.

Through implementation of this arts and culture plan and leveraging its existing and potential arts and culture assets, the city seeks to expand opportunities to unite the community and address financial challenges.

Approach.

Goal 1: Support the arts on Mercer Island.

- **Policy:** Support implementation of accessible, high quality performing, visual and literary arts programs, projects, and events for all ages by providing educational art opportunities through Parks & Recreation curriculum; and maintaining a citizen Arts Council, which is advisory to the City Council and that spearheads arts programming and partnerships.

¹⁸ HB 1183 – 2017-18,

<http://apps2.leg.wa.gov/bills/summary?Year=2017&BillNumber=1183&Year=2017&BillNumber=1183>.

¹⁹ Americans for the Arts, *The Creative Industries in the United States*, 2017, https://www.americansforthearts.org/sites/default/files/pdf/2017/by_program/reports_and_data/creative/2017_UnitedStates_NationalOnePager_Color.pdf.

²⁰ Creative Vitality Suite, *Snapshot of the Arts in Washington State*, 2014, https://www.arts.wa.gov/media/dynamic/docs/Washington_Page_1.jpg.

²¹ Creative Vitality Suite, *Snapshot of the Arts in 98040*, 2016, [Attached as Appendix A].

- Policy: Promote cooperation among arts providers and organizations on and supporting Mercer Island by broadening the extent of local partnerships between the city, artists, regional art and architecture students, nonprofits, and architectural and urban designers to help improve the quality of the built environment; coordinating and collaborating with the local school district to broaden accessibility and awareness of local art opportunities; coordinating and collaborating with local, regional, and national art organizations, and through public and private partners to integrate art into the community via permanent installations and special events; and encouraging community involvement in art related projects and programs.
- Policy: Assess community art needs through community engagement and public involvement.
- Policy: Implement a creative district and accountability strategy to complement and enhance overall city economic development strategy and to foster a thriving creative economy.
- Policy: Support efforts to secure space for art and culture activities by pursuing the establishment of a community makers' space; pursuing the development of affordable housing and studio/rehearsal space for artists including the construction of buildings or the provision of sections of buildings that include living, work, and gallery space for artists; pursuing replacement space for art activity that include storage, privacy blinds, and a hard multi-purpose floor; pursuing a community performing arts center; and pursuing storage space for historical documentation.

Goal 2: Nurture public art on Mercer Island.

- Policy: Encourage diversity in public art.
- Policy: Maintain current and encourage new spaces for public art placement.
- Policy: Maintain current collection and encourage the acquisition of additional public art.
- Policy: Incorporate public art into capital improvement projects.
- Policy: Maintain requirement that new public projects to provide at least 1% of construction costs to fund new public art.
- Policy: Incorporate public art into and surrounding transportation projects.
- Policy: Welcome and support community involvement in public art processes.

Goal 3: Preserve Mercer Island's Heritage.

- Policy: Promote awareness and appreciation of Mercer Island's history and historic resources.
- Policy: Support efforts to secure space for the preservation of Mercer Island's physical heritage.
- Policy: Promote public engagement with culture and heritage organizations.

ACTION AND ACHIEVEMENT

Adoption of this arts and culture comprehensive plan is the first step in supporting and directing action to sustain and implement the policies to achieve Mercer Island's stated vision and goals. The city and public as a whole are eager to move forward together, as a unified body, to further enrich and enhance the community via arts and culture investment.

Art brings people together; it builds community. Mercer Island is a community accessed only via bridges. It is fortunate to have bridges linking to world-class art opportunities and facilities. However, bridges are needed not only to access art across a lake, bridges must be built within its community, to facilitate cooperation, solidify vision, and embolden a future flourishing with art opportunities of its own right.

The Bridge Builder

An old man going a lone highway,
Came at the evening, cold and gray,
To a chasm, vast, and deep and wide,
Through which was flowing a sullen tide.

The old man crossed in the twilight dim;
The sullen stream had no fear for him;
But he turned, when safe on the other side,
And built a bridge to span the tide.

"Old man," said a fellow pilgrim, near,
"You are wasting strength with building here;
Your journey will end with the ending day;
You never again will pass this way;
You've crossed the chasm, deep and wide-
Why build you this bridge at the evening tide?"

The builder lifted his old gray head:

"Good friend, in the path I have come," he said,
"There followeth after me today,
A youth, whose feet must pass this way.

This chasm, that has been naught to me,
To that fair-haired youth may a pitfall be.
He, too, must cross in the twilight dim;
Good friend, I am building this bridge for him."

- Will Allen Dromgoole

APPENDIX A

Snapshot of the Arts in 98040

2016

Exhibit 1B

Creative Vitality Index



1.31

CVI Value

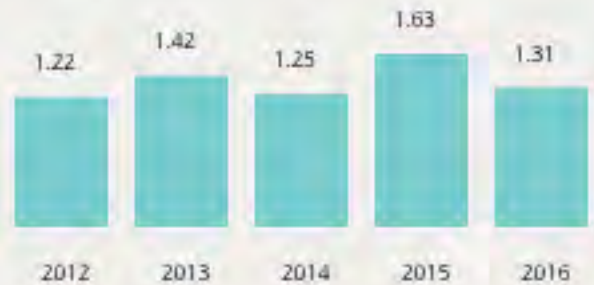
United States CVI = 1.0

This regional snapshot report gives the big picture of a region's creative landscape. It provides an overview of creative jobs, industry earnings, FDR grants, and Nonprofit revenues.

Total Population

23,429

Past 5 years of CVI Performance



GAIN

2016 Creative Jobs



1,105

Total Creative Jobs

There are 30 more creative jobs in the region since 2015

▲ 3%
since 2015

Occupations with greatest number of jobs



Photographers



Software developers



Musicians & Singers



Writers & Authors



Interpreters & Translators

GAIN

2016 Creative Industries



\$34.9M

Total Industry Earnings

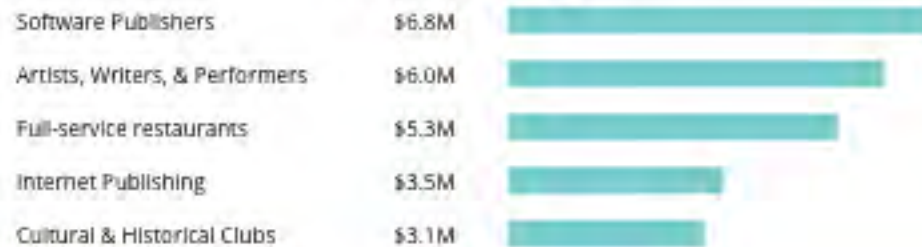
There is a gain of \$2.0 million in creative industry earnings in the region since 2015

▲ 6%
since 2015

Industries with greatest earnings

Industry type

Industry Earnings



LOSS

2016 Cultural Nonprofit



\$2.2M

Nonprofit Revenues

There are \$3.1 million less in revenues in the region since 2015

▼ 59%
since 2015

CVSuite does not have grant data for 2016.

**CITY OF MERCER ISLAND
ORDINANCE NO. 18C-XX**

**AN ORDINANCE OF THE CITY OF MERCER ISLAND, WASHINGTON,
AMENDING THE ZONING MAP (MERCER ISLAND CITY CODE, TITLE 19,
UNIFIED LAND DEVELOPMENT CODE) DESIGNATION OF CERTAIN
PROPERTIES WITHIN THE CITY LIMITS OF MERCER ISLAND AS
SPECIFICALLY DESCRIBED BELOW, FROM P, PUBLIC INSTITUTION TO
TC, TOWN CENTER**

WHEREAS, in compliance with the Washington State Growth Management Act, Chapter 36.70A RCW, the City of Mercer Island adopted a Comprehensive Plan in 1994 and has amended the plan on several occasions since that time; and

WHEREAS, in compliance with the Washington State Growth Management Act, Chapter 36.70A RCW, the City of Mercer Island has adopted a zoning code and map (Mercer Island City Code, Title 19, Unified Land Development Code); and

WHEREAS, the City Council has considered and desires to amend the Comprehensive Plan land use map designation of a certain city-owned property further described below from “Linear Park / I-90” to “Town Center”; and

WHEREAS, 36.70A requires the Comprehensive Plan and Unified Land Development Code to be consistent; and

WHEREAS, The City of Mercer Island has met all applicable public notice requirements for said comprehensive plan amendments according to MICC 19.15;

WHEREAS, state agencies received notice of Mercer Island's proposed Comprehensive Plan amendments on September XX, 2018, and no formal comments were received; and

WHEREAS, the City of Mercer Island has issued SEPA Threshold Determinations (MDNS) for the respective amendments on July 30, 2018; and

WHEREAS, the Planning Commission held the required public hearing on August 29 and September 5, 2018 and recommended approval of the proposed zoning map and development code amendments with the review criteria of MICC 19.15.020(G)(2); and

WHEREAS, the City Council considered the proposed zoning map amendments on September X, 2018 and October X, 2018.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MERCER ISLAND, WASHINGTON HEREBY ORDAINS AS FOLLOWS:

Section 1: **Reclassification - Rezone.** The amendments to the Mercer Island City Code and zoning map as set forth in Attachment “A” to this ordinance are hereby adopted.

Section 2: **Severability.** If any section, sentence, clause or phrase of this ordinance or any municipal code section amended hereby should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of any other section, sentence, clause or phrase of this ordinance or the amended code section.

Section 3: **Severability.** If any section, sentence, clause, or phrase of this ordinance or any municipal code section amended hereby should be held to be invalid or unconstitutional

by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of any other section, sentence, clause or phrase of this ordinance or the amended code section.

Section 4: **Publication and Effective Date.** A summary of this Ordinance consisting of its title shall be published in the official newspaper of the City. This Ordinance shall take effect and be in full force five days after the date of publication.

PASSED by the City Council of the City of Mercer Island, Washington at its regular meeting on the XXth day of December 2017 and signed in authentication of its passage.

CITY OF MERCER ISLAND

Bruce Bassett, Mayor

Approved as to Form:

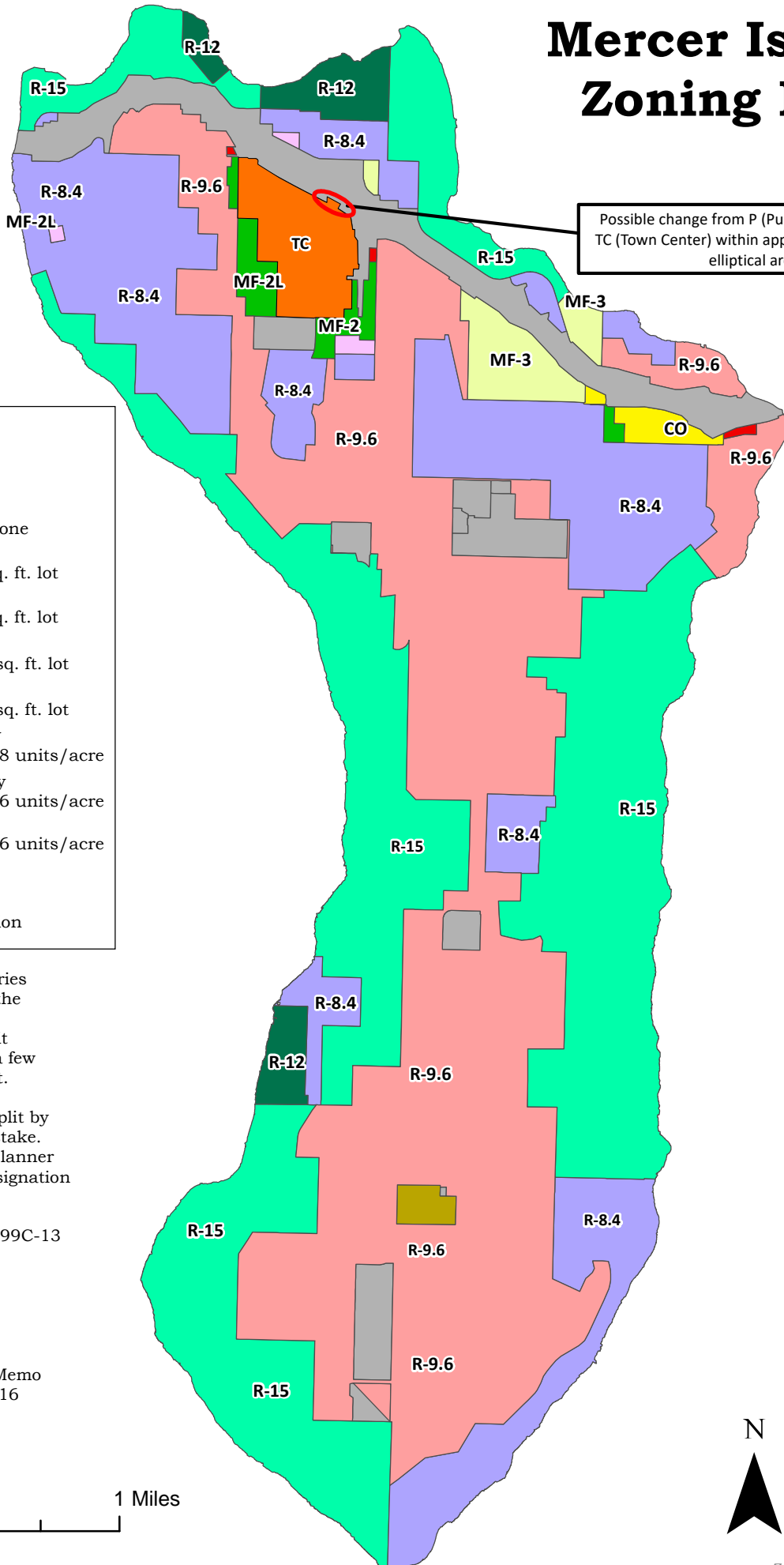
ATTEST:

Kari Sand, City Attorney

Allison Spietz, City Clerk

Date of Publication: _____

Mercer Island Zoning Map



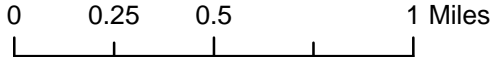
Possible change from P (Public Institution) to TC (Town Center) within approximately the red elliptical area

- B: Business
- C-O
Commercial Offices
- PBZ
Planned Business Zone
- R-8.4
Residential 8,400 sq. ft. lot
- R-9.6
Residential 9,600 sq. ft. lot
- R-12
Residential 12,000 sq. ft. lot
- R-15
Residential 15,000 sq. ft. lot
- MF-2 Multi-Family
Maximum density 38 units/acre
- MF-2L Multi-Family
Maximum density 26 units/acre
- MF-3 Multi-Family
Maximum density 26 units/acre
- TC Town Center
- PI Public Institution

In general the zone boundaries coincide with the center of the public right of way and plat boundaries. In other areas it coincides with lot lines. In a few cases it splits a parcel or lot.

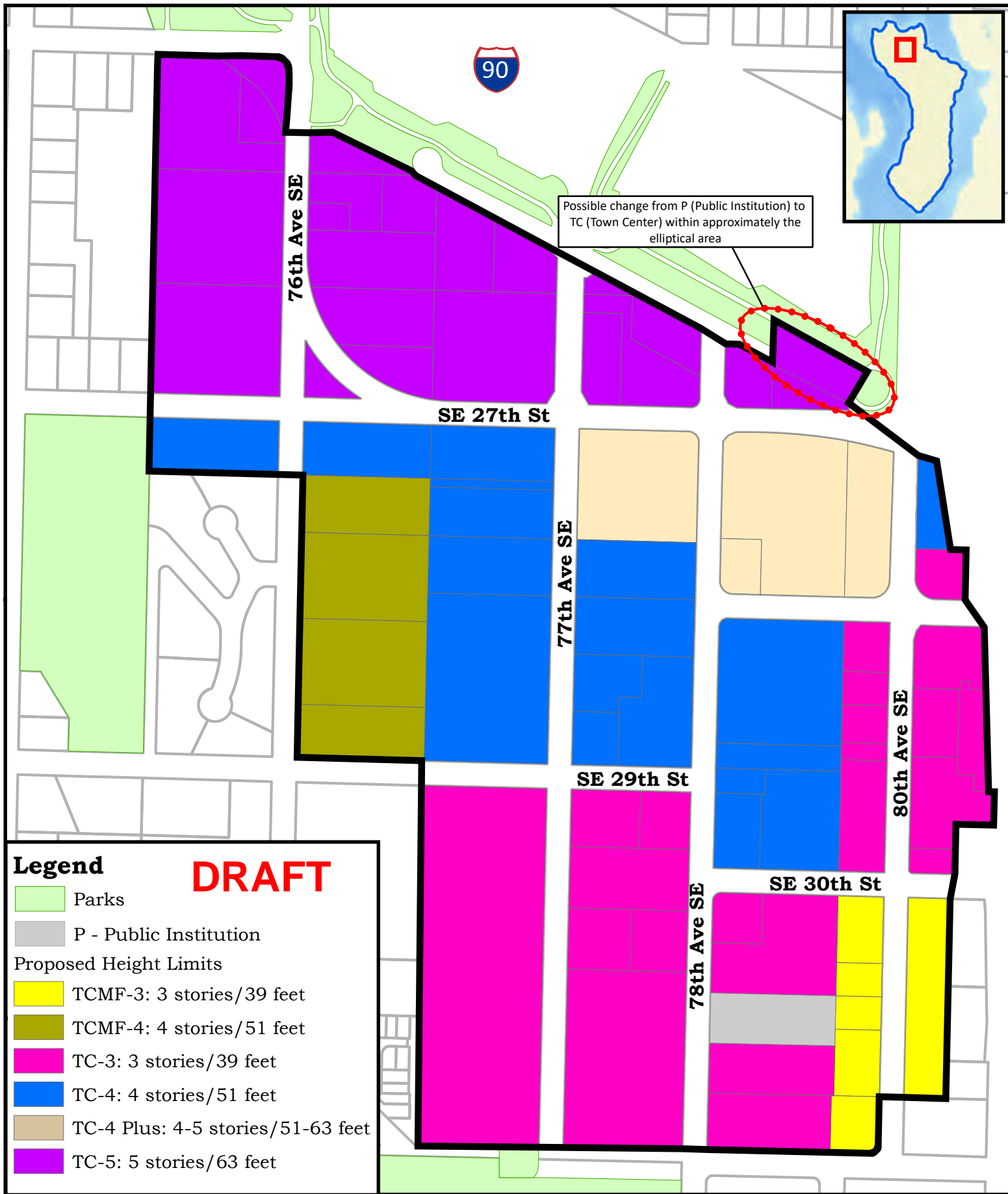
In some areas parcels are split by two zones. This is not a mistake. Please consult with a City planner to determine the correct designation for your property.

Original map Adopted: Ord 99C-13
 Amended: Ord 00C-06
 Amended: Ord 05C-13
 Amended: Ord 13C-02
 Amended: Ord 14C-07
 Amended: Ord 14C-10
 Amended: DR16-01
 DSG Director's Memo dated 06/10/2016
 Amended: Ord 17C-24



Map Date: 7/23/2018
 ZoningMapTully2018.mxd

Figure 1: Town Center Subareas & Maximum Height Limit



Possible change from P (Public Institution) to TC (Town Center) within approximately the elliptical area

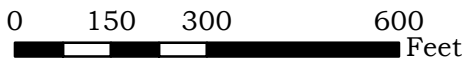


Figure 2: Retail Use Required Adjacent to Street Frontages

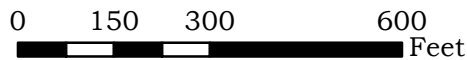
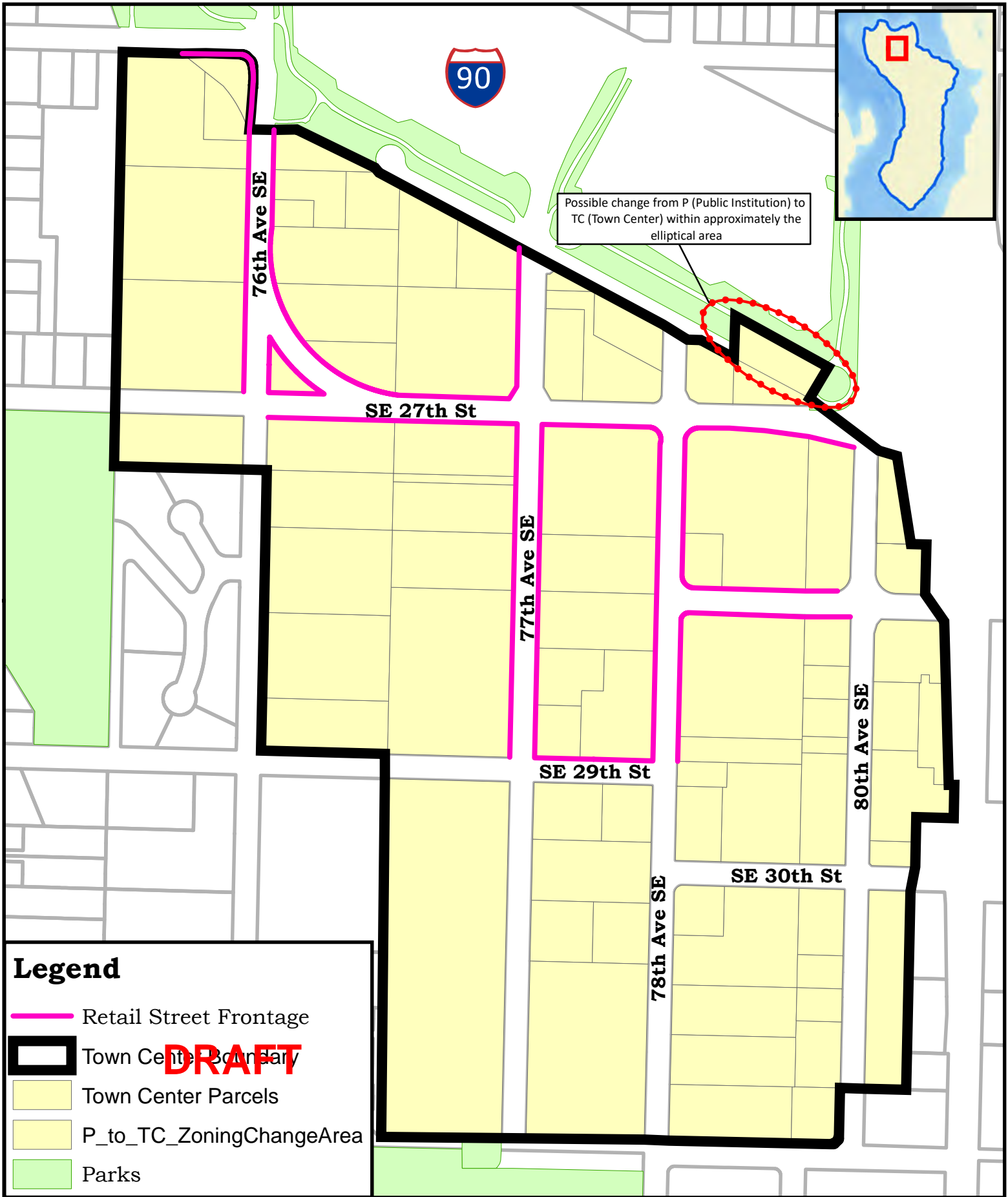
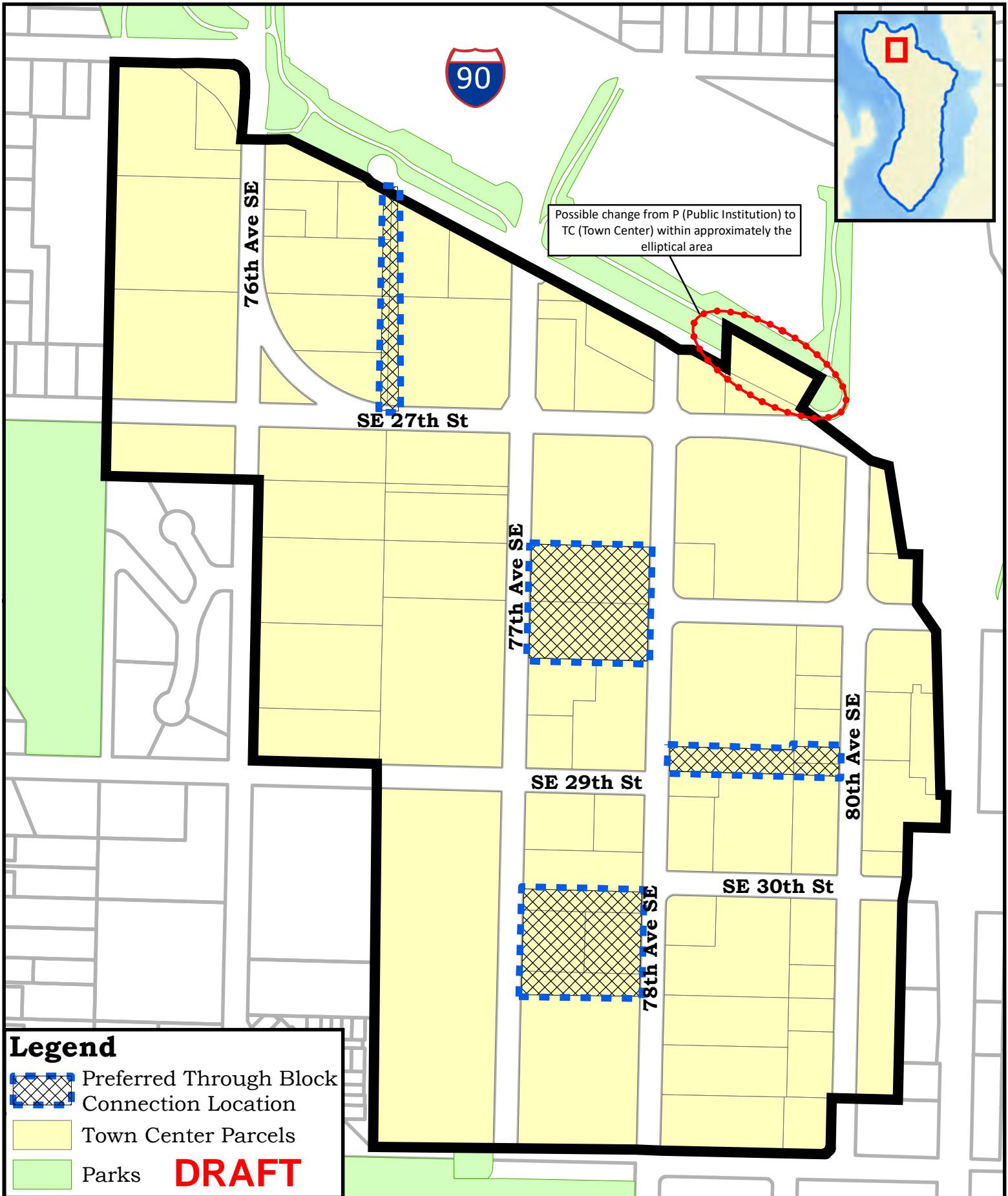


Figure 7- Preferred Through-Block Pedestrian Connection Locations



**CITY OF MERCER ISLAND
RESOLUTION NO. 1534**

**A RESOLUTION OF THE CITY OF MERCER ISLAND, WASHINGTON,
ESTABLISHING THE CITY'S 2018 COMPREHENSIVE PLAN AMENDMENT
DOCKET**

WHEREAS, the City of Mercer Island is required to plan under the Growth Management Act of 1990, as amended, including adopting and regularly updating and amending its Comprehensive Plan; and

WHEREAS, the Growth Management Act allows the City to amend the Comprehensive Plan on an annual basis; and

WHEREAS, public notice of the opportunity to apply for Comprehensive Plan amendments for 2017 was provided on August 16, 2017; and

WHEREAS, on October 18, 2017, the City of Mercer Island Planning Commission held a public meeting to allow for interested parties to comment on a preliminary docket of amendments and made a recommendation to the Mercer Island City Council on a final docket of amendments to be considered in 2018; and

WHEREAS, on November 6, 2017, the Mercer Island City Council held a public meeting to consider the Planning Commission's recommended final docket of amendments to be considered in 2018;

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF MERCER ISLAND, WASHINGTON AS FOLLOWS:

1. The City Council directs City staff and the Planning Commission to analyze, study, and make recommendations to the City Council on the proposed Comprehensive Plan amendments listed on the final docket attached hereto as Exhibit A.

PASSED BY THE CITY COUNCIL OF THE CITY OF MERCER ISLAND, WASHINGTON, AT ITS REGULAR MEETING ON THE 6th DAY OF NOVEMBER 2017.

CITY OF MERCER ISLAND



Bruce Bassett, Mayor

ATTEST:



Allison Spietz, City Clerk

RESOLUTION NO. 1534—EXHIBIT A

2018 Preliminary Comprehensive Plan Docket

Item No.	Proposed By	Potentially Affected Section, Goal or Policy	Summary of proposal
1	City	Land Use Element / Land Use Map	Update the Land Use Element / Land Use Map for clarity and accuracy of map designations
2	City	Capital Facilities Element / Capital Facilities Plan	Update the Capital Facilities Plan in conjunction with the budget
3	City	Transportation Element	Update to address traffic modeling, LOS, non-motorized, and I-90 changes.
4	City	Land Use Element	Add policy support for participation in the King County Public Benefit Rating System
5	City	Land Use Element	Develop goals and policies supporting the requirements of the City National Pollution Discharge Elimination System (NPDES) permit and supporting low impact development.
6	City	Land Use Element	Develop goals and policies supporting the cultural arts
7	City	Land Use Element	Critical areas ordinance update - placeholder
8	Citizen	Land Use Element / Land Use Map. Potentially Transportation & Housing Elements	Create a new land use map designation "Private Community Facilities" or similar, for the properties currently occupied by the JCC, French American School, and Herzl-Ner Tamid (approximately 18 acres). This amendment to be accompanied by a zoning map and zoning code amendment.
9	Planning Commission	Land Use Element	Develop goals and policies supporting disaster planning and recovery.
10	Planning Commission	Housing Element	Develop goals and policies to promote universal design, disability access, and age friendly planning on Mercer Island
11	City Council	Land Use Element / Housing Element	Green incentive for single-family residential new construction projects
12	City Council	Land Use Element / Housing Element	Star Communities – placeholder
13	City Council	Land Use Element	Develop goals and policies that would more closely tie Town Center height allowances to the encouragement of public amenities including an expedited procedure that would enable property owners/developers to get tentative approval of additional height allowances based on proposed amenities
14	City Council	Land Use Element	Develop goals and policies that would support Planned Unit Development (PUD) proposals for new subdivisions in order to facilitate lot sizes that would encourage less expensive housing options

**CITY OF MERCER ISLAND
RESOLUTION NO. 1545**

**A RESOLUTION OF THE CITY OF MERCER ISLAND, WASHINGTON,
INITIATING A PROPOSED, OUT OF CYCLE COMPREHENSIVE PLAN
AMENDMENT AND REZONE OF THE LAND KNOWN AS PARCEL 12 FROM
PUBLIC INSTITUTION TO TOWN CENTER**

WHEREAS, on June 5, 2018, the Mercer Island City Council approved Resolution No. 1544, authorizing the City Manager to execute a purchase and sale agreement with Parkway Management Group et al. to purchase the real property at 7810 SE 27th Street (“Tully’s Property”); and

WHEREAS, the City is evaluating the Tully’s Property as a potential site for long-term, transit commuter parking; and

WHEREAS, to purchase the Tully’s Property, the City plans on utilizing the funds provided by Sound Transit in accordance with the Settlement Agreement approved by the City Council on October 17, 2017 (AB 5346), which allows reimbursement of up to \$4.41 million towards the development of long-term, transit commuter parking; and

WHEREAS, the Settlement Agreement requires the City to fund 51% of the cost to construct up to 200 of such parking stalls; and

WHEREAS, contribution of City land qualifies as a cost contribution; and

WHEREAS, in April 2000, the Washington State Department of Transportation (WSDOT) deeded to the City several surplus parcels in Mercer Island as part of its I-90 Turnbacks (Quitclaim Deed, King County Recording No. 20000425001234, recorded on April 25, 2000); and

WHEREAS, included in the WSDOT deed was Parcel 12, an elongated section of land generally running east-west to the north of the Tully’s Property containing a portion of Sunset Highway and a portion of the Greta Hackett Outdoor Sculpture Gallery as approximately shown on Exhibit 1 (“City’s Property”); and

WHEREAS, the City’s Property and the adjoining WSDOT property is currently designed “Public Institution” on both the City’s Comprehensive Plan Land Use Map and the Zoning Map; and

WHEREAS, amending both the City’s Comprehensive Plan Land Use Map and the Zoning Map to change the City’s Property from “Public Institution” to “Town Center” provides increased flexibility in the use of the City’s Property for long-term, transit commuter parking, and for other uses and improvements allowed in the Town Center that are necessary to support such parking; and

WHEREAS, Mercer Island City Code 19.15.050(C) and Revised Code of Washington (RCW) 36.70A.130(2) allow the City to amend the Comprehensive Plan no more frequently than once every calendar year; and

WHEREAS, the final docket of proposed amendments for 2018 was established by the Mercer Island City Council by Resolution No. 1534 on November 6, 2017; and

WHEREAS, the next annual docket cycle is in 2019, concluding by the end of 2019; and

WHEREAS, RCW 36.70A.130(2)(b) allows the City to adopt amendments or revisions to its comprehensive plan more frequently than once per year whenever an emergency exists; and

WHEREAS, the Tully's Property purchase and sale agreement requires closing by December 2, 2018; and

WHEREAS, the City Council wants the right to consider the re-designation and re-zone of the City's Property to Town Center, prior to closing on the Tully's Property; and

WHEREAS, a decision on the proposed re-designation and re-zone of Parcel 12 in the next annual amendment cycle in 2019 would occur on the 4th quarter of 2019, nearly a year after the Tully's Property closing date; and

WHEREAS, consideration of, and a decision on, the proposed re-designation and re-zone of the City's Property in 2019 would delay completion of the long-term, transit commuter parking until sometime in 2024, a year after the East Link Light Rail Station is scheduled to open for service; and

WHEREAS, based on the foregoing, the City Council determines it is necessary to expedite the consideration of, and a possible decision on any proposed re-designation and re-zone of the City's Property, and potentially a portion of the adjoining WSDOT property, to promote timely completion of a long-term, transit commuter parking facility within the City of Mercer Island's Town Center near the East Link Light Rail Station while still ensuring early and continuous public participation; and


WHEREAS, MICC 19.15.050(C)(3) allows the City Council to consider amendments more frequently than once per calendar year if the Council specifies the scope of the amendment, identifies the projected completion date and, if necessary, funds resources necessary to accomplish the work;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MERCER ISLAND, WASHINGTON AS FOLLOWS:

The City Council directs City staff and the Planning Commission to analyze, study, and make recommendations to the City Council by September 18, 2018 on the proposed, out of cycle Comprehensive Plan amendment and rezone of the portion of land known as Parcel 12 (the City's Property) and potentially a portion of the adjoining WSDOT property, from Public Institution to Town Center as approximately shown on Exhibit A.

PASSED BY THE CITY COUNCIL OF THE CITY OF MERCER ISLAND, WASHINGTON, AT ITS REGULAR MEETING ON THE 5th DAY OF JUNE 2018.

CITY OF MERCER ISLAND



Debbie Bertlin, Mayor

ATTEST:


Deborah Estrada, City Clerk

Proposed Comprehensive Plan Amendment and Zoning Change



Possible zoning change from P (Public Institution) to TC (Town Center) within approximately the purple elliptical & primarily orange hashed area.

Parkway Mgt Group Parcel- Tully's

Approximate Boundary for Proposed Comprehensive Plan Amendment and Rezone

WSDOT ROW

City Owned ROW

0 50 100 200 Feet

ProposedCompAmendmentRezone 5/10/2018

78th Ave SE Exhibit A



CITY OF MERCER ISLAND, WA
NOTICE OF PUBLIC HEARING

Notice is hereby given that the Mercer Island Planning Commission will hold a public hearing at the Mercer Island City Council Chambers, located at 9611 SE 36th Street, Mercer Island, Washington, starting at 6:00 pm on August 29, 2018 and continued to September 5, 2018. The Planning Commission will consider the 2018 Comprehensive Plan Amendments (CPA18-001 and SEP18-013) to:

- 1) Update the Land Use Element and Land Use Map for clarity and accuracy of map designations.
- 2) Update the Capital Facilities Element and Capital Facilities Plan in conjunction with the budget.
- 3) Update to the Transportation Element to address traffic modeling, level of service, non-motorized, and I-90 changes.
- 4) Addition of policy in support of participation in the King County Public Benefit Rating System.
- 5) Addition of goals and policies to the Land Use Element supporting the requirements of the City National Pollution Discharge Elimination System (NPDES) permit and supporting low impact development.
- 6) Addition of goals and policies to the Land Use Element supporting the cultural arts.
- 7) Addition of goals and policies to the Land Use Element pertaining to critical areas.
- 8) Creation of a new land use map designation "Private Community Facilities" or similar, for the properties currently occupied by the JCC, French American School, and Herzl-Ner Tamid.
- 9) Addition of goals and policies to the Land Use Element supporting disaster planning and recovery.
- 10) Addition of goals and policies to the Housing Element to promote universal design, disability access and age-friendly planning on Mercer Island.
- 11) Addition of goals and policies supporting the use of a Planned Unit Development ordinance, or similar program that would result in the creation of public amenities in conjunction with single-family residential projects.
- 12) Addition of goals and policies supporting the use of the STAR Communities framework.
- 13) Addition of goals and policies to the Land Use Element that would more closely tie Town Center height allowances to the encouragement of public amenities including an expedited procedure that would enable property owners and developers to get tentative approval of additional height allowances based on proposed amenities. Following an initial review, the Planning Commission has indicated that the Planning Commission will not proceed with recommending approval of this amendment.
- 14) Addition of goals and policies to the Land Use Element that would support a pilot program for new residential development create design regulation flexibility in return for public amenities.

The hearing will be held in the Mercer Island City Council Chambers, located at 9611 SE 36th Street, Mercer Island, Washington, starting at 6:00 pm on August 29, 2018 and continued to September 5, 2018. For more information, please contact:

Evan Maxim
Interim Development Services Director
Evan.maxim@mercergov.org
206-275-7732

PUBLIC NOTICE OF APPLICATION AND NOTICE OF OPEN RECORD PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City of Mercer Island has proposed a Comprehensive Plan Amendment (File # CPA18-002) and Rezone (File # ZTR18-005) to amend the Land Use Designation and zoning of property located along Sunset Hwy. west of 80th Ave. SE, east of 78th Ave. SE and south of I-90 (known as “Parcel 12”) and adjacent WSDOT property from “Public Institution (P)” to “Town Center (TC)”.

Written comments on this proposal may be submitted to the City of Mercer Island either by email, in person, or by mail to the City of Mercer Island, 9611 SE 36th Street, Mercer Island, WA 98040-3732. Anyone may comment on the application, receive notice, and request a copy of the decision once made. Public comment is accepted and considered by the Planning Commission and/ or City Council throughout the legislative review process. Only those persons who submit written comments or participate at the public hearing will be parties of record; and only parties of record will have the right to appeal.

The Comprehensive Plan amendment and rezone will be considered by the Planning Commission and City Council. The open record public hearing with the Planning Commission is scheduled for Wednesday, August 29, 2018 at 6:00 p.m. The date of the public meeting with the City Council will be scheduled after the Planning Commission’s recommendation. Both meetings will be held at the Mercer Island City Council Chambers, located at 9611 SE 36th Street, Mercer Island, Washington.

Pursuant to MICC 19.15.010(E), a proposal for a Comprehensive Plan Amendment is processed as a Legislative Action. Processing requirements for Legislative Actions are further detailed in MICC 19.15.020. The criteria for Comprehensive Plan amendments is specified in MICC 19.15.020(G)(1) and RCW 36.70A.

Pursuant to MICC 19.15.010(E), a proposal for a Rezone is processed as a Discretionary Action. Processing requirements for Discretionary Actions are further detailed in MICC 19.15.020. The criteria for Rezones is specified in MICC 19.15.020(G)(2).

There are currently no additional pending permit applications associated with the proposal. A copy of all studies and / or environmental documents is available through the project documents link below.

The project is available for review at the City of Mercer Island, Development Services Group, 9611 SE 36th Street, Mercer Island, Washington. Please follow this file path for online access to the associated documents for this project: [https://mieplan.mercergov.org/public/2018 Comp Plan Amendment/Parcel 12 - WSDOT/](https://mieplan.mercergov.org/public/2018%20Comp%20Plan%20Amendment/Parcel%2012%20-%20WSDOT/)

Written comments may be submitted and additional information may be obtained by contacting Evan Maxim, Interim Director, Development Services Group, City of Mercer Island 9611 SE 36th Street Mercer Island, WA 98040 evan.maxim@mercergov.org or by calling (206) 275-7732.

PUBLIC NOTICE OF APPLICATION AND NOTICE OF OPEN RECORD PUBLIC HEARING



NOTICE IS HEREBY GIVEN that an application for a Comprehensive Plan Amendment has been filed with the City of Mercer Island and a Public Hearing has been scheduled:

File No.: 2018 Comprehensive Plan Amendments (CPA18-001, CPA17-002)

Description of Request: The list of proposed 2017 Comprehensive Plan Amendments was adopted by Council Resolution No. 1534 on November 6, 2017 for further review in the calendar year 2018. The proposed amendments are to: 1) Update the Land Use Element and Land Use Map for clarity and accuracy of map designations. 2) Update the Capital Facilities Element and Capital Facilities Plan in conjunction with the budget. 3) Update to the Transportation Element to address traffic modeling, level of service, non-motorized, and I-90 changes. 4) Addition of policy in support of participation in the King County Public Benefit Rating System. 5) Addition of goals and policies to the Land Use Element supporting the requirements of the City National Pollution Discharge Elimination System (NPDES) permit and supporting low impact development. 6) Addition of goals and policies to the Land Use Element supporting the cultural arts. 7) Addition of goals and policies to the Land Use Element pertaining to critical areas. 8) Creation of a new land use map designation "Private Community Facilities" or similar, for the properties currently occupied by the JCC, French American School, and Herzl-Ner Tamid. 9) Addition of goals and policies to the Land Use Element supporting disaster planning and recovery. 10) Addition of goals and policies to the Housing Element to promote universal design, disability access and age-friendly planning on Mercer Island. 11) Addition of goals and policies supporting the use of a Planned Unit Development ordinance, or similar program that would result in the creation of public amenities in conjunction with single-family residential projects. 12) Addition of goals and policies supporting the use of the STAR Communities framework. 13) Addition of goals and policies to the Land Use Element that would more closely tie Town Center height allowances to the encouragement of public amenities including an expedited procedure that would enable property owners and developers to get tentative approval of additional height allowances based on proposed amenities. Following an initial review, the Planning Commission has indicated that the Planning Commission will not proceed with recommending approval of this amendment. 14) Addition of goals and policies to the Land Use Element that would support a pilot program for new residential development create design regulation flexibility in return for public amenities.

Applicant : City of Mercer Island

Location of Property: Applies throughout the City

Written Comments: Written comments on this proposal may be submitted to the City of Mercer Island either by email, in person, or by mail to the City of Mercer Island, 9611 SE 36th Street, Mercer Island, WA 98040-3732.

Anyone may comment on the application, receive notice, and request a copy of the decision once made. Public comment is accepted and considered by the Planning Commission and/ or City Council through the legislative review process.

Only those persons who submit written comments or participate at the public hearing will be parties of record; and only parties of record will have the right to appeal.

Project Documents: Public Hearing and Public Meeting: Please follow this file path to access the associated documents for this project: [https://mieplan.mercergov.org/public/2018 Comprehensive Plan Amendments/](https://mieplan.mercergov.org/public/2018%20Comprehensive%20Plan%20Amendments/) Pursuant to MICC 19.15.010(E), and MICC 19.15.020(F)(1), the Comprehensive Plan Amendments will be reviewed at an open record public hearing in front of the Planning Commission and a subsequent public meeting with the City Council. The open record public hearing with the Planning Commission is scheduled for **Wednesday, August 29, 2018 at 6:00 p.m. and will be continued to September 5, 2018**. The date of the public meeting with the City Council will be scheduled after the Planning Commission’s recommendation. The open record public hearing will be held Mercer Island City Council Chambers, located at 9611 SE 36th Street, Mercer Island, Washington. The public meeting will be held at the Mercer Island City Council Chambers, located at 9611 SE 36th Street, Mercer Island, Washington.

Applicable Development Regulations: Pursuant to MICC 19.15.010(E), an application for a Comprehensive Plan Amendment is processed as a Legislative Action. Processing requirements for Legislative Actions are further detailed in MICC 19.15.020. The criteria for Comprehensive Plan amendments is specified in MICC 19.15.020(G) and RCW 36.70A.

Other Associated Permits: There are currently no additional pending permit applications associated with the proposal.

Environmental Documents: A copy of all studies and / or environmental documents is available through the above project documents link.

Application Process Information: Bulletin Notice: July 30, 2018
Date Published in Newspaper: July 25, 2018
Date(s) of Public Hearing: August 29, 2018 and September 5, 2018

The project is available for review at the City of Mercer Island, Development Services Group, 9611 SE 36th Street, Mercer Island, Washington.

Project Contact:
Evan Maxim, Planning Manager
Development Services Group
City of Mercer Island
9611 SE 36th Street
Mercer Island, WA 98040
(206) 275-7732
Evan.maxim@mercergov.org

PUBLIC NOTICE OF APPLICATION AND NOTICE OF OPEN RECORD PUBLIC HEARING



NOTICE IS HEREBY GIVEN that the City of Mercer Island has proposed a Comprehensive Plan Amendment and Rezone and scheduled a public hearing:

- File No.:** CPA18-002, ZTR18-005, and SEP18-011
- Description of Request:** Amend the land use designation and zoning of property located along Sunset Hwy. west of 80th Ave. SE, east of 78th Ave. SE and south of I-90 (known as "Parcel 12") from "Public Institution (P)" to "Town Center (TC)".
- Applicant:** City of Mercer Island
- Location of Property:** See above

Written Comments: Written comments on this proposal may be submitted to the City of Mercer Island either by email, in person, or by mail to the City of Mercer Island, 9611 SE 36th Street, Mercer Island, WA 98040-3732.

Anyone may comment on the application, receive notice, and request a copy of the decision once made. Public comment is accepted and considered by the Planning Commission and/ or City Council through the legislative review process.

Only those persons who submit written comments or participate at the public hearing will be parties of record; and only parties of record will have the right to appeal.

Project Documents: Please follow this file path to access the associated documents for this project: [https://mieplan.mercergov.org/public/2018 Comp Plan Amendment/Parcel 12 - WSDOT/](https://mieplan.mercergov.org/public/2018%20Comp%20Plan%20Amendment/Parcel%2012%20-%20WSDOT/)

Public Hearing and Public Meeting: Pursuant to MICC 19.15.010(E), and MICC 19.15.020(F)(1), the Comprehensive Plan amendment and Rezone will be reviewed at an open record public hearing in front of the Planning Commission and a subsequent public meeting with the City Council. The open record public hearing with the Planning Commission is scheduled for **Wednesday, August 29, 2018 at 6:00 p.m.** The date of the public meeting with the City Council will be scheduled after the Planning Commission's recommendation. Both meetings will be held at the Mercer Island City Council Chambers, located at 9611 SE 36th Street, Mercer Island, Washington.

Applicable Development Regulations:	<p>Pursuant to MICC 19.15.010(E), a proposal for a Comprehensive Plan Amendment is processed as a Legislative Action. Processing requirements for Legislative Actions are further detailed in MICC 19.15.020. The criteria for Comprehensive Plan amendments is specified in MICC 19.15.020(G)(1) and RCW 36.70A.</p> <p>Pursuant to MICC 19.15.010(E), a proposal for a Rezone is processed as a Discretionary Action. Processing requirements for Discretionary Actions are further detailed in MICC 19.15.020. The criteria for Rezones is specified in MICC 19.15.020(G)(2).</p>
Other Associated Permits:	There are currently no additional pending permit applications associated with the proposal.
Environmental Documents:	A copy of all studies and / or environmental documents is available through the above project documents link.
Application Process Information:	<p>Date of Application: June 5, 2018</p> <p>Determined to Be Complete: June 6, 2018</p> <p>Bulletin Notice: June 14, 2018</p> <p>Date Published in Newspaper: June 21, 2018</p>

The project is available for review at the City of Mercer Island, Development Services Group, 9611 SE 36th Street, Mercer Island, Washington.

Project Contact:

Evan Maxim, Interim Director of Development Services
 Development Services Group
 City of Mercer Island
 9611 SE 36th Street
 Mercer Island, WA 98040
 (206) 275-7732
Evan.maxim@mercergov.org



DEVELOPMENT SERVICES GROUP

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

P: (206) 275-7605 F: (206) 275-7725

www.mercergov.org

CITY OF MERCER ISLAND, WA **REVISED** NOTICE OF PUBLIC HEARING

Notice is hereby given that the Mercer Island Planning Commission will hold a public hearing at the Mercer Island City Council Chambers, located at 9611 SE 36th Street, Mercer Island, Washington, starting at 6:00 pm on August 29, 2018 and continued to September 5, 2018. The Planning Commission will consider the 2018 Comprehensive Plan Amendments (CPA18-001 **and CPA17-002**) which include the following:

- 1) Update the Land Use Element and Land Use Map for clarity and accuracy of map designations.
- 2) Update the Capital Facilities Element and Capital Facilities Plan in conjunction with the budget.
- 3) Update to the Transportation Element to address traffic modeling, level of service, non-motorized, and I-90 changes.
- 4) Addition of policy in support of participation in the King County Public Benefit Rating System.
- 5) Addition of goals and policies to the Land Use Element supporting the requirements of the City National Pollution Discharge Elimination System (NPDES) permit and supporting low impact development.
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14) Addition of goals and policies to the Land Use Element that would support a pilot program for new residential development create design regulation flexibility in return for public amenities.

The City has issued a REVISED notice of public hearing to include the inadvertently omitted file number CPA17-002, which is related to proposed Comprehensive Plan Amendment No. 8, above.

The hearing will be held in the Mercer Island City Council Chambers, located at 9611 SE 36th Street, Mercer Island, Washington, starting at 6:00 pm on August 29, 2018 and continued to September 5, 2018. For more information, please contact:

Evan Maxim
Interim Development Services Director
Evan.maxim@mercergov.org
206-275-7732

From: Ryan Rahlfs
To: [Evan Maxim](#)
Subject: 6-6 Planning Commission Meeting Public Comment
Date: Wednesday, June 6, 2018 9:21:04 AM

Hello,

I'm writing this to make a public comment on tonight's planning commission meeting.

A decision to allow the proposed actions by the Applicants creates an extremely problematic precedent for the city and even opening a formal dialogue about the changes is tricky. The Planning Commission is considering sending a signal to the entire region that organizations can, with enough political capital, dictate the development on the Island. The Planning Commission, if they choose to go forward in this process, should prepare for dozens of organizations to begin buying up residential homes for the purpose of development. Organizations should have a place in our community and should be able to develop their land for better and better purposes. However, allowing the Applicant to achieve their proposed goals will create more future development problems for the city and for the council. The Island will never be able to put this back in the box.

Thank you for your consideration and placing this comment in the public record.

--

Ryan

From: Ettie Davis
To: [Evan Maxim](#)
Subject: Arts and Culture Comp Plan
Date: Thursday, May 31, 2018 4:14:48 PM

Hi,

I'm not able to attend the meeting. I do believe in Youth Theater NW; however, I do not see the reasoning behind the big theater/cultural arts center that is being hung on its shoulders.

I believe Mercer Island would lose its small town "feel" and further isolate it from the rest of the Greater Seattle Community.

My oldest granddaughter got her start at Youth Theater NW. She is now headed to Barnard as a Theater Arts major. When she outgrew Youth Theater, she did theater in Issaquah and 5th Avenue. She has made wonderful friends from different areas with different races in these venues, including Rising Star Project. In fact, I thought it was so beautiful when my granddaughter, Sophie Poole, won one of the two Stanley Ann Dunham Scholarship awards for MI High School and she knew one of the winners from Rainier Beach High School because this girl was also in Rising Star. I loved seeing them hug each other.

Years before, when my own daughters went off to USC, they quickly learned to tell anyone who asked that they were from Seattle. It only took once being called "Mercedes Island" for them to realize the reputation that Mercer Island has in certain circles. They would have to explain that not everyone is rich. I tried to raise them as members of a community larger than Mercer Island, remembering how I was questioned when I used to let them take the bus to downtown Seattle to visit me at work. Now my granddaughters both regularly go downtown Seattle to be part of various organizations and boards.

Thank you for listening to a different point of view.

All good wishes,
Ettie Davis

From: Judy Kimelman
To: [Evan Maxim](#)
Subject: Arts and Culture Comp Plan
Date: Friday, June 1, 2018 9:56:06 AM

One way or another we need to make MICA happen. It seems a vocal minority has put this critical project on hold indefinitely. I fear we will lose Youth Theatre Northwest from the island if we do not make a decision and move forward. My family has pledged financial support and have been vocal advocates because our family benefited immensely from a culture rich in the arts on MI. It would be such a loss to this community if that did not continue. Please help this project move forward, break ground and see a completion date for the future generations of the island.

Judy Kimelman MD and Bob McRuer

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To: [Evan Maxim](#)
Subject: Arts and Culture Comp Plan
Date: Thursday, May 31, 2018 4:14:48 PM

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Judy Kimelman MD and Bob McRuer

Public comment to the Draft Comprehensive Art Plan April 14, 2018 Arts Council meeting		
Group/Name, if given	Comment	Frequency
Jackie Dunbar Charon Gooding	This meeting format is inadequate for public comment.	3
	Support Arts, No MICA in Mercedale Park	18
	Bring variety of classical music (like MMIP) and international artists performing on the island	
	Art Room with gallery space and room for supplies available for drop in use, classes, etc.	2
	Arts bring people together. Brings diversity and enriches people, opens minds	
	Great Parks have great Arts Buildings	
	Mercer Island cannot consider itself a great community unless it embraces (financially and civically) the arts	
	City needs to look at the needs of the arts & community that is <u>not</u> being met because there is not the space and place for it.	
	Did you ever notice that virtually <u>all</u> use of Mercedale is on man-made things? Playground, walking path, skate park, etc.? Replacing the recycling center with MICA would be awesome and would increase use/beauty to the park	
	Our ? need a place for arts on the island. Our community does too and so do our businesses	
	I love the mission of MICA. Please support the effort to find a location!	2
	Arts Council - you are doing a fabulous job. Don't be intimidated by a few grumpy people who say NO to anything and everything.	
Jonathan Shakes	(1) Add an explicit policy to evaluate our community's art-related needs. (2) Add a policy related to the previous one to create a comprehensive arts plan addressing these needs. (3) The policy to "Require new public projects to provide at least 1% construction costs to fund new public art" is the only policy with an explicit funding source. That implies our city is more serious about visual arts than we are about performing and literary arts. I am not aware that we have ever made that type of prioritization, so I don't think our policies should discriminate in favor of one type of art.	

<p>Julia Hokanson</p>	<p>...Our family supports exploring the best ways to create the spaces and places that our arts groups need on the island. Please add Arts and Culture to the Comprehensive Plan</p>	
<p>Sue Sherwood</p>	<p>...In 1985 when the MI Arts Council was "birthed" it was our hope within ten years it would lead to the creation of a division of the city specifically for Arts & Culture. Hats off to our City Manager, Julie Underwood, the City Council and current leadership of the Arts Council for recognizing the vital role arts and</p>	
<p>John Gordon Hill</p>	<p>...I applaud the City of MI for moving forward to codify support of the arts as a foundational value in the comprehensive plan...</p>	
<p>Ira Appleman</p>	<p>...I don't have any objection to the Comprehensive Art Plan Statement, except that it's way too long. My problem with your Comprehensive Plan activities is that, fundamentally, they are directed at destroying Mercerdale Park by building an arts building</p>	
<p>Jackie Dunbar</p>	<p>...When MICA publicly announced a 120-day pause to ask MI residents their opinions about MICA and what they thought about art on MI, many islanders were happy to see what they considered progress. It is saddening and disappointing to find out the Arts Commission is using the 120-day time out to update the Comprehensive Plan adding not only an Arts center, but also subsidized housing and a Makers space at the same time the City Manager, Julie Underwood and Financial officer and assistant city manager, Chip Corder, are alerting MI citizens to the impending financial crisis the city is facing. Updating the Arts Comprehensive plan to codify interests by a special group can be seen as bypassing the input of the citizens of MI who will ultimately be paying the bills. As art is woven into the fabric of everyday life, public participation into the</p>	
	<p>The greatest downtown parks in the country and in the world have arts buildings/centers. Just image how awesome it would be if MI would join that group.</p>	
	<p>Art Centers have proven to be positive in terms of economics and access to culture experiences in a community.</p>	

	Sadly, I need to go to other cities for arts workshops. How I wish I had that on M.I.	
	The city has the opportunity to explore/support the intersections of art with wellness, seniors, mental health, community safety, etc.	
	We need a community art room with no carpet and water and art supplies for all to use.	
	Senior Improv Theatre!!! Yes.	
	We need a "hub" for the arts on MI. I love the mission of MICA and am desparately hopeful that the city will partner with MICA to identify a location. We - Mercer Island - deserve it! Our seniors, children and all of the citizens.	
	Our art center needs to focus on all art education - Dance, drama, visual, music - to supplement the underfunded art programs in schools. Kids need art education for healthy brain development. Especially now in our digital	
	I encourage using Mercerdale recycling center location for an arts center. I think it will energize the park and help businesses in the	
	MICA should <u>not</u> be built in Mercerdale Park. It should be built near the transit center.	
	Please do not put an arts center in a park. Please use private \$\$'s. The city is out of	
	Arts in the community create positive economic impact.	
	Arts enrich people, kaing them more open minded, creative, diverse.	
	Build any new Arts Center on Private Land. <u>Not</u> in a beautiful public park (like Mercerdale. No!	
	Sponsor art classes for all ages at Comm. Ctr. Designate an art room that does not havew carpet and has storage.	
	Plan art walk (first Thursday) events	2
	There is a wealth of culture and arts resources across the region. How can our community incentivize their participation on MI? How can we most benefit from their	
	I am happy with MICA in the park	
	Me too!	
	Everybody loses if MI doesn't make the financial support of arts as big a priority as parks, rec, comm. ctr., etc. It is vital.	

	Supporting art programs for youth will occupy them/inspire. Keep away from developing destructive lifestyles	
	I am a fan of the Arts. I do not think any human structure should displace any green	
	Arts incorporated into every development and open space. Parks - left alone.	
	MI has a vibrant arts community now. It is not necessary to destroy Mercedale Park to feed a few egos.	
	I support arts and art programs. I do not support and arts center in Mercedale Park.	
	As an artist myself, I support the arts, but no building should be built on public land.	
	The arts belong in public parks	
	Arts & parks are friends.	
	Need a multi-use MICA facility in CBD on private land. no use of any parkland	
	Goal: Support the arts on MI Policy: The arts must not conflict with parks & open space, which must be preserved to enhance the community's extraordinary quality of life. Arts activities in our parks and open space must always be nondestructive and arts buildings must not be built in parks and open	
	Arts are intrinsic to humanity and must be cherished - not treated as political football. Rise above the differences and be good stewards of the arts.	
	100% for the arts & MICA, but not at losing the park. Another site's a terrific idea	3
	Arts and Parks are a natural together. In so many cities, both in the US and also abroad, art facilities in and near parks enhance the area and bring more people into parkland to enjoy the beauty and experience art & culture.	
	Support the arts, but parkland is not the place to build a private building.	
	I support the additional of arts and culture to the Comprehensive Plan as an intentional statement of values. Regarding open space, let us have a discussion of values. Open space, like all public space, serves functions. Ecological & social. No all open space is of equal value. Let us speak of values on issues with informed understanding and good will.	

	Last policy of goal 1 is KEY.	
	Ditto!	
	MICA is a privately funded public space. I support offering up public property to make it	
	Arts & culture add to the quality of life on MI and needs attention in the comp plan.	
	So worried by the negativity related to arts and MICA. Art and culture is genrally a most positive resource in a city.	
	Placing art/culture in comp plan is a tremendous step forward. There are so many artists in our community that would benefit from the city encouraging art-making here and not across the bridges.	
	The Arts have a crucial impact on our Economy	
	There should be unconditional support for ALL the arts on MI. It's a matter of quality of life and what we want in a community.	
	There should be no competition (as a goal) with regional art endeavors. I don't believe that arts is a revenue source for??? at MICA's words	
	I don't believe public funds should help build a private bulding. Park of why I love living on MI is because it is a community full of creative people in the arts. It is an enhancement to our ives. I love the idea of looking at the larger art community and putting together some positive and healthy new plans and goals together.	
	Art plays a central role on MI as well as development for children. Additionall, nature plays a central role on this island as well as child development Kids need natural park space and programs to connect to the environment. Make the arts center on private land. Not in a	
	A private building does not belong in public parkland. We need to save public parkland for future generations.	
	The last 3 policies on goal 1 should be removed because they have to do with development rather than the arts per se.	

	"Every child is an artist. The problem is to remain an artist once we grow up" Pablo Picasso. It is more important than ever to foster creativity in our children and arts (like science) provides a great way to introduce experimentation and creative growth. Our MI community needs to support arts. I believe	
	Art is important and should be incorporated into architectural aspects of new buildings in the town center. The draft is too specific and does not match the general goals of the rest of the MI comprehensive plan. Arts are already included in the comprehensive plan under "land use". To be so specific doesn't leave space for new initiatives and flexibility to meet future needs.	
	I love the idea of a Maker's space that supports the creativity of all people and not "artist". (woodworkers, craftmaking, quilters, etc. We need to support the truth that all people are	
	Can arts Collaborate with a cultural exchange program or sister city program so that are always international artists temporarily in	
	I'd like to see a more diverse group of artists on	

From: CAROLYN FRANKHOUSER
Sent: Monday, March 12, 2018 8:46 PM
To: Council <council@mercergov.org>
Subject: MICA Meeting 3/14/18

Dear City Council,

I am unable go attend this meeting but I want you to know I do not want MICA taking any of our parks' property for their use in constructing their proposed building. There is NO room for parking. Our property taxes and utility bills on Mercer Island are probably the highest in this state. They want something for little or nothing. There is currently so much art culture in Seattle and on the east side and in the area schools that I find it hard to consider what MICA is proposing.

Nothing should be considered unless it goes to the vote of the people residing on Mercer Island.

A Concerned Citizen for the Protection of MI Parks
Carolyn Frankhouser

From: Dan Thompson
Sent: Tuesday, March 13, 2018 12:08 PM
To: Sarah Fletcher; Julie Underwood <julie.underwood@mercergov.org>
Subject: Re: Upcoming Arts Council Comprehensive Plan Changes

Hi Sarah, I posted about this on ND. Actually the Arts Board's Policy Goals are laudable, and remind me of the original intent of our original town center development code, which in part was based on Carmel CA's town center.

However, since the council has refused to include any of these Policy Goals in the different Town Center Development Codes -- and appointed members to the Design and Planning Commissions who would not enforce them -- these are just dreams that have no chance of becoming reality. Dreams or "Policy Goals" remain just that -- dreams -- unless elected officials include them in development codes, or have the public funds to make them reality. If you want to compare reality with dreams I suggest you review the new development proposal for the King property (which was the subject of a recent Design Commission study session I attended with Benson Wong) with the Arts Board's Policy Goals. It is pretty clear to me that under the "new" development code the rest of our town center will be developed pretty much exactly the same as the current five story mixed use development our new code was enacted to remedy.

MICA has been put on pause by Julie and Paul Shoemaker (whom I am meeting on the 20th) to see if there is some way to thread the needle and create a performing arts center in our town center when neither the city nor MICA has the funds for the land or onsite/offsite parking. I think it can be done, and not in a park either, but the fact is MICA will need public support for both the land and parking for whichever location is chosen, whether that is ST settlement funds for permanent parking or bonding commuter parking revenue, which is unknown until the site is selected. On this issue I think Julie and Paul are doing everything possible, beginning with defusing a lot of citizen acrimony created by some on our past council, and I would hope we can create a performing arts center and preserve our parks at the same time.

Daniel Thompson

(See Sarah Fletcher email)

From: Sarah Fletcher
Sent: Tuesday, March 13, 2018 9:45 AM
To: Julie Underwood <julie.underwood@mercergov.org>
Subject: Upcoming Arts Council Comprehensive Plan Changes

Hello, I am wondering if this revision is to include any part of allowing MICA in a park and if so, I hope you will make it very clear which part of the language relates to a Performance Arts Center in a park.

<http://www.mercergov.org/files/DRAFTArtCultureCompPlan.pdf>

And I would like to know, what are the repercussions of having the Comprehensive Plan updated with the proposed language?

I only ask is because the last thing that the City needs is to be forced into having to come up with money it does not have to then support the construction of a Performance Arts Theater and affordable housing for artists or a community arts center. And it is "makerspace," not "Makers space."

And to be clear, there is no "need" for MICA, it is more that MICA "**want**" a Performance Arts Theater on Mercer Island. MICA has some fanciful idea to create an Arts Center, where is the money going to come from? And this business of creating a "community arts center," how much is that going to cost and where do they plan on putting the arts center?

And "Require new public projects to provide at least 1% of construction costs to fund new public art," could someone please translate what that means.

And the language is very convoluted.

I hope that the Arts Council are not asking to have the Comprehensive Plan to be updated to accommodate MICA. It just seems like MICA tried to have the Parks and Recreation name changed to "Arts, Parks and Recreation" then it was to allow an alcohol facility which also sounded like it was to accommodate MICA, and now, it seems like this Comprehensive Plan update is again to support MICA.

If you would like to give us all some figures as to how much this creation of private/public partnerships is going to cost, that would be a good start.

And good luck incorporating your art into Sound Transit's light rail station. They wouldn't even let us have any input into the design. The local artists should perhaps come up with ideas to cover up all the concrete that we are going to have to look at by the Light Rail Stations, that would be money well spent. The Arts Council might want to ask Sound Transit for some money for the arts so that local artists could do something with the light rail stations. That could be a goal.

The last thing we need is that we are lumbered into revising this language and then that means the City has to come up with money it does not have because it was stated in the Comprehensive Plan. And just because everyone thinks updating the Comprehensive Plan means that the City have to abide by what is in the Comprehensive Plan, when it came to my saving the Sequoia tree, the City ignored all that bit about cherishing the environment, preserving mature trees, and concurrency, etc., so even if the Comprehensive Plan is updated with whatever proposed language is decided, the City can ignore that as well. It seemed to be fine to ignore what was in the Comprehensive Plan in the past, they can easily ignore it in the future too.

Thank you.

Sarah Fletcher

From: Doug Cairns
Sent: Monday, March 12, 2018 9:34 PM
To: Council <council@mercergov.org>
Subject: I love the park as is

I own a property near the Mercerdale Park. I feel it would be inappropriate for the city to pay for an arts center white elephant that would destroy the beauty of the park. I hope you will oppose the arts center and prefer the beautiful park

From: Jackie Dunbar
Sent: Wednesday, March 14, 2018 8:20 PM
To: Kai Fulginiti <kai.fulginiti@mercergov.org>
Subject: Comprehensive Arts Plan

March 14, 2018 Jackie Dunbar

Comprehensive Arts Plan comments

When MICA publicly announced a 120 day pause to ask Mercer island residents their opinion about MICA and what they thought about art on MI, many islanders were very happy to see what they considered progress. It is therefore very saddening and disappointing to find out the Arts Commission is using the 120-day time out to update the Comprehensive Plan adding not only an Arts center, but also subsidized housing and a Makers space at the same time the city manager, Julie Underwood and Financial officer and assistant city manager, Chip Corder are alerting MI citizens to the impending financial crisis the city is facing. Updating the Arts Comprehensive plan to codify interests by a special group can be seen as by-passing the input of the citizens of MI who will ultimately be paying the bills. As art is woven into the fabric of everyday life, public participation into the decision-making process is paramount for success of any public art implementations.

Questions for the Arts Commission:

1. Was this document the Comprehensive Art Plan created by request of the MI city Council? If not, how did it originate?
2. What is the need for the update now? Why now?
3. Was this plan approved by vote of the Arts commission? If so, was it unanimous?
4. To avoid the appearance of a conflict of interest, having a sitting MICA board member on the Arts Council and the Arts Council requesting the policy: "Pursue a community arts center", which is listed as the last item under Goal 1, the Arts Commission should publicly disclose they have a board member who sits on the MICA board in all communications.
5. Will financing/public money/ or public parkland specifically Mercedale Park be required from MI taxpayers to implement any plan/plans mentioned in this document.
6. Is updating the Comprehensive Art plan a way to by-pass the Mercer Island Voters and give away public parkland worth millions of dollars to a private development for \$1.00 a year for 50 to 80 years, rather than have a public vote?

I have these additional comments: Overreaching of authority by the Arts Commission as listed in the Comprehensive Plan under Goal 1: 9th goal listed: "implement a creative district and accountability strategy to complement and enhance overall city development strategy and to foster a thriving economy." I believe the citizens of MI have elected the city council for this task.

The Arts commission can suggest general ideas and goals concerning art to the community, it is the public that must specifically decide what they visualize as benefitting their community. Central planning does not make art vibrant.

All citizens on Mercer Island should be involved in the process to decide how art is to be incorporated in their community. Any requests involving public funds should show basic fiscal discipline and stewardship.

Jackie Dunbar
 3/14/18

From: Jonathan Shakes
Sent: Wednesday, March 14, 2018 4:52 PM
To: Council <council@mercergov.org>; Joy Langley <joy@joylangley.com>
Subject: Comment on Art and Culture Policy Addendum

Dear City Council Members and (via Joy Langley) Arts Council Members,

Thank you all for your efforts to add an art and culture policy addendum to the City's comprehensive plan. I am unable to attend tonight's session regarding an art and culture policy, so I am sending feedback via this email.

I like most of the current draft statement. Here are three suggestions for changes:

1. Add an explicit policy to evaluate our community's art-related needs.
2. Add a policy related to the previous one, to create a comprehensive arts plan addressing these needs.
3. I noticed that the policy to "Require new public projects to provide at least 1% of construction costs to fund new public art" is the only policy with an explicit funding source. That implies our city is more serious about visual arts than we are about performing and literary arts. I am not aware that we have ever made that type of prioritization, so I don't think our policies should discriminate in favor of one type of art.

Sincerely,
Jonathan Shakes

From: Peter Struck
Sent: Wednesday, March 14, 2018 9:22 AM
To: Kai Fulginiti <kai.fulginiti@mercergov.org>
Subject: Public Comment - Comp Plan Arts Goals - Draft

Attached is my public comment, in lieu of an Appearance, at the 3/14/18 Arts Council meeting (due to prior commitments). Please ensure that this comment is entered into the record.

In brief, the draft is a reasonable initial effort, but as I outline in my comment, there needs to be a lot more discussion and vetting with the community in order to produce a document that truly represents the community's vision on the arts, and informs City leaders as it goes about long-range planning.

In regard to process, I have two suggestions. First, the Arts Council needs to set forth a schedule of planned public engagement, information it will provide the community, etc. (similar to what C.A.G. has done). Second, I believe it would be quite helpful if the Arts Council sets forth criteria as to whether a "policy" should be included or not. Without criteria or guide posts, it's very easy to get an undisciplined document that represents the "kitchen sink" approach of throwing everything in and then later figuring what is truly important. That, in my opinion, is not a good governance model to follow.

I also took the liberty to mark-up the draft proposal for your consideration.

Thank you , Peter Struck (mid-Island)

A Public Comment (in lieu of a Public Appearance)
To The Mercer Island Arts Council's March 14th Open Meeting
On a Proposed Comprehensive Arts Plan
Submitted by Peter L Struck
9130 SE 54th Street, Mercer Is, WA

The Process

First, I urge the Arts Council (“Council”) to establish a well thought-out and well publicized communications plan that outlines the dates and steps the Council plans to take, and the accompanying documents it intends to produce. As an example, the recently formed Citizens Advisory Group on financial challenges has done a good job of that.

Second, I believe the Council may be putting the cart before the horse! What I mean is that the proposed plan document has little background information that should provide and inform not only the Council but the community on why these goals and policies are, in fact, an appropriate set. My first quick reading of the draft suggested this is really an all-encompassing wish list, rather than a fully-vetted document that seeks to prudently inform the community on long-range planning for the arts.

Third, as others have suggested, the Council should first embark on a fact-finding mission that seeks to catalog all the various efforts to support, enhance and nurture the arts currently underway, and then one can begin to provide a more nuanced view of how the community should proceed in terms of providing guidance to the long-range planning of the Island.

The Draft Plan - Statement

The overall statement seems to be a self-congratulatory effort that may fall short in the eyes of many in the community. Indeed, recent efforts by the City, especially in the Town Center, seem at odds with the descriptive statements and language set forth herein. I would suggest a more “matter-of-fact” approach rather than flowery embellishments that may be more appropriate for a marketing document.

In the second paragraph of the Statement, there are a number of anecdotal examples and statements made to support the conclusion that “arts play a central role in Mercer Island life and culture”. While not necessarily disputing the conclusion, there are a number of unsubstantiated claims that need to be footnoted with proof in order to provide a valid conclusion. For example, where is a list that names the “hundreds of artists”.

In the third paragraph of the Statement, jargon such as “creative placemaking” is employed without benefit of what is truly meant by the term. The final sentence of that paragraph that begins “The city can continue.....” is an aspirational platitude that fails to truly inform the reader as to what is really being envisioned.

The Draft Plan – Goals 1 & 2

The two key words that attempt to differentiate the two goals are “support” and “nurture”. Yet, these two words are synonyms that can be used interchangeably in many instances. Thus, one first has to better define if there are really two different overarching goals being put forth here? I would submit probably not – but rather two stylistic variations on a theme. Second, if there are truly two goals, a better definition to establish two distinct paths of planning needs to be incorporated.

In Goal 1, there are proposed eleven (11) policies or initiatives. Most organizational studies conclude that a maximum of seven (7) or less is optimal and more than that creates conflict, confusion and/or dilution. I would urge the Council to carefully consider these list of policies or goals, the community’s need or desire for them, and a realistic assessment of viability. A plan should not include goals that are either not considered attainable or have already been met for the most part.

There are outlined several policies that purport to “support the arts”. Absent from this outline is any evidence that there is latent demand for these items, and if so, is that demand already being met thru existing programs. Again, it is strongly suggested that the Arts Council pursue an inventory of existing resources, programs and activities that support arts and culture in the community (including City, MISD, and private endeavors) prior to making policies that may have already been met.

Furthermore, there are certain items that should be considered not as an Arts and Culture goal, but are really land use policies such as affordable housing development, construction of buildings, and pursuing a community arts center location. In addition, the policy that suggests the presence of an Arts Council committee is not appropriate for the Comp Plan as it impinges on the ability of the City Council to exercise its authority over the corporate governance of the City.

In Goal 2, there are several policies suggested to “nurture” public art. Yet, many of them are already partially (or wholly) contained in Goal 1 policies. For example, the first goal of “encourage diversity” can be implemented in a number of ways as set for in Goal 1 policies such as broaden local partnerships, provide educational art opportunities, etc.

The policy that recommends a 1% construction cost set aside should be evaluated further in the context of the overall budget and other priorities.

Other Considerations

What is missing from this first draft, and perhaps that was intentional, is a set of criteria to benchmark what should be included in a long-range plan and what should not. For example, some for consideration could be:

- Is there a commitment of financial resources from the City required to accomplish the policy?
- Can the City accomplish the policy on its own or are partners such as MISD, ST/Metro or private organizations needed to be included?
- Does the policy require other parts of the Comp Plan to be changed/altered to ensure consistency?
- Does the City need to re-adjust its priorities or organizational structure to achieve and/or support these policies?
- How is the demand for certain of these policies, e.g. “living, work, and gallery space for artists”, measured?
- Is there a plan to recycle existing public art as many of the policies do not consider limits, but always growing?

Summary

This document is a rough first draft that raises as many questions as it perhaps tried to answer. To my knowledge, there is no formal plan that is publicized to the community as to how the Arts Council will truly vet this draft plan. To date, it appears that City staff held a brainstorming session and produced a wish list of activities with no established criteria, real evidence or facts as to what the community already has or what it wants. Nevertheless, one has to start somewhere, and this draft document should be considered the first step in a methodical and disciplined journey with ample opportunities for community engagement.

I’m convinced the community looks forward to your next steps, and in establishing a transparent and well-reasoned process which will go a long ways to achieving your goals.

Attachment – Comp Art Plan – mark-up

From: Stacy Dimmich
Date: March 12, 2018 at 7:58:53 PM PDT
To: council@mercergov.org, kai.fulginiti@mercergov.org

Subject: Arts Council meeting Wednesday March 14

I cannot attend the meeting this Wednesday, so I am submitting my comment via email and would like it added to the minutes.

We need to preserve our precious park lands on Mercer Island. I am against any action that could lead to COMI leasing (or giving away) park land to any private businesses, in this case, MICA.

Thank you,
Stacy Dimmich
3230 80th Ave SE
Mercer Island

From: Traci Granbois
Sent: Sunday, March 18, 2018 10:57 PM
To: Kai Fulginiti <kai.fulginiti@mercergov.org>

Subject: comments to Arts Commission proposed addendum to Comp Plan

Hello Kai,

Thank you for your service on the Arts Council.

I am sorry I was not able to attend the public meeting on Wednesday. Attached please find my comments on the proposed addendum to our Comp Plan.

It seems that some of the language in the proposed addendum is aspirational - however, I believe it still needs to be completely accurate - no puff.

Thank you,
Traci Granbois

1. I am concerned that the language used in the first paragraphs is so exaggerated that it borders on falsehoods. It would be beneficial for the entire community if citations were provided for these statements.
 - a. Are “arts” truly “vital to the vibrancy of its economy”?
 - b. Does the City truly have “an extraordinary tradition of public support for art” – what makes it so “extraordinary”?

2. I have not had time to verify this statement:
 - a. “In the early 1990’s Mercer Island was the first community in the state of Washington to adopt a comprehensive plan that included parkland, trails, and the incorporation of artwork into public life.”

3. Does Mercer Island offer outdoor Shakespeare performances or does the Shakespeare company offer outdoor performances in a City of Mercer Island venue?

4. “It is the 50-year home of an acclaimed youth theater group”
 - a. I believe this statement is referring to Youth Theatre Northwest which was established in 1984 which makes it THIRTY FOUR years old not 50.
www.youththeatre.org/about-ytn/
 - b. If one community group is going to be highlighted I wonder why Island Choral Experience, formerly Mercer Island Children’s Choir is not mentioned. It has been operating on Mercer Island since 1976 – it’s 42 years old
<http://www.islandchoralexperience.com/about-our-choirs/>

5. “Policy: Activate and enhance Town Center through arts and culture, reflecting the values of the community.”
 - a. If the City is truly concerned about the values of the community, the community should be able to (informally) vote on new arts purchases

6. I think the last FOUR policies under Goal 1 are huge (and potentially controversial) and require much public debate and comment before consideration – I do not think addition to our Comp Plan by the Arts Commission is an appropriate procedure. Just the suggestion by the Arts Council feels like the City is attempting to circumvent the public process.

7. All policies under Goal 2 require much more public comment and suggestions – please see my comment 5(a) – citizens should have great opportunity to weigh in on what it considers “art”

From: [Diane Mortenson](#)
To: [Evan Maxim](#)
Subject: Fw: arts council
Date: Thursday, May 31, 2018 2:20:35 PM

FYI

From: Bob Hodges <robertcharleshodges@gmail.com>
Sent: Thursday, May 31, 2018 1:36 PM
To: Diane Mortenson
Subject: arts council

I didn't get a chance to complete the survey by the deadline. Please add my comment to the appropriate space -

"I'm 100% in favor of building the proposed theater."

Bob Hodges
9120 SE 50th Street
Mercer Island, WA 98040
360.888.4781 cell/text

From: fred@fredjarrett.com
To: [Evan Maxim](#)
Subject: June 6th Planning Commission Meeting on the Arts on MI
Date: Monday, June 4, 2018 11:28:39 AM

I have an unfortunate family commitment tomorrow so will be unable to make the Planning Commission meeting. I did, however, want to express my interest in support for the arts on Mercer Island. During my tenure on the city council, we created the Arts Commission and later the sculpture garden and community center art gallery with MIVAL. Each, I think, made MI a better and more vibrant community. I hope the Planning Commission will further that tradition.

But, I want to focus this email on MICA and the need to retain the Youth Theatre Northwest on Mercer Island. A significant number of us moved to MI for schools, or more broadly for education, and our community's ability to engage kids through their academic career. As a community, we've supported partnerships between the city and school district for fields and recreational programs, supporting both athletics and academics.

Youth Theatre Northwest exemplifies the partnership between city, school district, regional government and non-profits to the benefit of our kids and families. We treasure YTN and the contributions they've made over the years, the opportunity for extracurricular education, similar to sports like football or soccer, for kids with different talents and interests. The loss of YTN would be our loss as a community.

Thus, I urge the Planning Commission have a sense of urgency in thinking about the arts generally, and MICA in particular. Time is short.

Take care,



Fred Jarrett



Mercer Island Arts Council
City of Mercer Island
9611 S.E. 36th Street
Mercer Island, WA 98040

May 24, 2018

Re: Suggested additions to the Comprehensive Plan

Dear members of the Mercer Island Arts Council,

On behalf of the Mercer Island Historical Society, we want to thank you for your work on adding arts and culture goals to the Mercer Island Comprehensive Plan. For a community that has valued the arts for so long, it's important that this priority be included in the documents that guide our community into the future.

We especially want to thank you for including the fourth goal, which is also the mission of the Mercer Island Historical Society: to preserve Mercer Island's heritage. Mercer Island is a young community, but it's essential that Islanders be aware of and appreciate our local history. We cannot plan for our future without understanding our past.

In the months and years ahead, we hope to work more closely with the Mercer Island Arts Council on projects to promote the culture and heritage of the Island.

Many thanks for the work you do for our community!

Sincerely,

Jane Meyer Brahm and

Terry Moreman

Co-presidents, Mercer Island Historical Society

**Public Comment Submitted to the City of Mercer Island Planning
Commission**

On (or before) June 6, 2018

By Peter L Struck

9130 SE 54th Street

With respect to:

Agenda Item #4: CPA18-001 – Arts Comprehensive Plan Amendment #6 -- Second meeting to review and discuss proposed Comprehensive Plan amendments prepared by the Arts Council, supporting the cultural arts:

- Seeks guidance on:
 - Any preliminary revisions or corrections on the draft amendment
 - Additional information that the Planning Commission (“PC”) will need to form a recommendation

Recommendation

I strongly urge the Planning Commission to **not recommend** this proposed Amendment to the City Council in its present form. It’s overreaching, creates additional issues for the City, and may be at odds with other parts of the Comp Plan, and overall community priorities.

Additional Information

- The recently published 2018 City of Mercer Island Community Survey may provide some level of perspective on how Islanders feel about these proposed goals:
 - In terms of “overall quality of life in the City” scored very highly suggesting that residents are not dissatisfied with the current level of services, etc.
 - In terms of overall satisfaction with specific City services, the closest category to incorporate activities that would include the proposed goals, “recreation programs & special events” ranked reasonably high again

suggesting there is not a groundswell of concern for the current level of services.

- With respect to planning for the future, “recreation programs & special events” ranked towards the bottom in terms of what City services should receive the most emphasis over the next two years.
- Taken together, these results strongly suggest that the Comprehensive Arts and Culture Plan prepared by the Arts Council may not, and probably is not, reflective of how the overall community values the arts.
 - *The PC should request that City staff undertake further work to better ascertain what the community truly wants and desires.*
 - *According to the most recent financial information provided by the City Finance Director the “1% for the Arts” available fund balance as of 12/31/17 is over \$182,000 and thus, the Arts Council should commission a statistically valid community survey to truly understand what Islanders want and can afford in terms of arts.*

General Observations & Comments:

- As proposed, the three goals would add to what many would consider an already unwieldy number of goals in the Land Use Element of the Comp Plan. At some point, perhaps now, the City needs to do an overall review of the Comp Plan for consistency and effectiveness. Most organizational gurus suggest once a list gets above seven or so, it is no longer realistic in trying to meaningfully achieve anything.
- Moreover, the Land Use Elements that currently exist seek to provide guidance on how the Mercer Island community will treat and develop its land. The proposed goals are not in large part “land use” oriented, but rather should be viewed as cultural in nature that is already covered under Goal #1 for the Town Center and Goal #19.9 for outside the Town Center with perhaps slight modifications.
- Since almost all of these activities and directives are listed verbatim as goals and policies in the Comprehensive Arts and Culture Plan a more simple and elegant treatment is to incorporate all of these actions similar to how the Parks and Rec plan is included (see Land Use Goal #19.2).

- *The PC should request City staff to explore other ways to incorporate this cultural goal into the Comp Plan.*

Specific Observations & Comments

- **Amend the Introduction, Section II Vision Statement Introduction:**
 - It is clear that adding the “Comprehensive Arts and Culture Plan” to existing plans already mentioned may create confusion about the nature of this Vision Statement. The three existing plans listed (Land Use Plan, Town Center Plan and Park and Open Space Plan) explicitly address broad land use issues while the Arts Plan only tangentially does. One could argue that this is a mission creep issue.
 - Further, these new goals could be at cross-purposes among the other referenced plans which in turn could create issues about priority of existing elements, create doubt among City employees and the City and its citizens, and most likely incur added expense that is of little or no productive value.
 - *The PC should request that City staff confirm that a detailed review of the existing Comp Plan and referenced documents provide crystal clear direction and priorities.*

- **Amend the Land Use Element, Section I Introduction:**
 - The proposed language creates a level of differential treatment in the Introduction between the arts and other educational and recreational opportunities by specifically referencing the Arts and Culture Comprehensive Plan to the exclusion of other activities.
 - *The PC should first suggest a simple revision in terminology as to what the correct reference name for the Arts and Culture Comp Plan is in the two Introduction statements, and then apply the same name to both.*
 - *The PC should either revise the Intro by deleting the sentence beginning “in 2019.....”, or in the existing first paragraph that begins “Parks, open spaces, educational and recreational opportunities” add the various planning documents such as the Park and Open Space Plan to afford equal treatment.*

- Amend the Land Use Element to create a new Goals 23 and 24 that Support the arts on Mercer Island and Nurture public art on Mercer Island:
 - These two goals can be easily combined into one goal to create a more transparent, precise and articulated vision for the arts.
 - Section 23.1 highlights two activities that are already being undertaken, and thus somewhat unclear as necessary here. With respect to “maintaining a citizen Arts Council” does the inclusion here either prohibit the Council from future action if it wishes to go another direction, and are other similar boards and commissions codified in the Comp Plan.
 - Section 23.2 discusses the promotion and coordination of various art organizations, partnerships, etc. One should question whether this activity reaches the level of a Land Use Element, or is it strictly an operational aspect that would be under the purview of the Arts Council’s mandate.
 - Section 23.3 should be expanded to incorporate items listed in Sections 23.4 and 23.5 such as a creative arts district, community performing arts center among others.
 - Section 23.4 should, at this juncture, be re-worded to “explore” rather than “implement” the feasibility of a creative arts district
 - Section 23.5 is concerning from a couple of perspectives. First, the vision of pursuing affordable housing for artists creates a priority that implies other groups who may be just as deserving such as first responders or teachers have a lower priority. Land Use Goal #5.3 already addresses this issue and there is no need to include here. Similarly, suggesting that buildings should provide for makers’ space, art space, etc. signals that this one community attribute should take priority over other uses. Finally, codifying the need for a community performing arts may prove to be very divisive for the community.
 - Section 24.1 could be easily incorporated into 23.1.
 - Sections 24.2, 24.3, 24.4 and 24.6 that seek to procure, maintain and incorporate public art can be collapsed into one sub-goal, or one could argue that this activity is already covered under Land Use Goal #19.9 that seeks to provide a broad representation of public art through cooperation with the Mercer Island Arts Council.
 - Section 24.5 seeks to preserve and codify a dedicated funding source. However, the Comp Plan is not a budget document and it is

inappropriate to specify a funding source, and still be consistent with the overall Comp Plan approach.

- *The PC should request that City staff do a major revision of these goals as outlined above.*

- Amend the Land Use Element to create a new Goal 25 Preserves Mercer Island’s Heritage:
 - In reviewing the Comprehensive Arts and Culture Plan, there is no evidence or support in that document which discusses the need for this goal and what it would purport to do. Moreover, the Comp Plan is a forward-looking document that seeks to provide guidance on how the community manages its’ resources. This goal, while laudable, is strictly backward looking and should be addressed in a different policy forum than the Comp Plan.
 - *The PC should challenge the appropriateness of this goal in the Comp Plan as well as request that the Art Council/City staff first define what “heritage” is being preserved. Is it archived copies of the Mercer Island Reporter, is it particular buildings (historic landmarks), or other “stuff”.*

In summary, there is a tremendous amount of additional work to be performed before an arts and culture goal is included in the Comp Plan. First, the PC should ask the City and Arts Council to validate its findings with a statistically sound community survey. Second, the current draft, as outlined above, has severe deficiencies that requires a more careful reading and revision to be consistent with the intent of a Comp Plan Land Use Element as well as being better integrated into existing goals.

From: Struckmi
To: [Evan Maxim](#); [Ali Spietz](#); [Julie Underwood](#)
Subject: Comment on draft Comp Plan Amendment #13
Date: Tuesday, May 29, 2018 10:19:55 AM
Attachments: [Public Comment Submitted to the City of Mercer Island Planning Commission 5-30-18.pdf](#)

Planning Director Maxim:

Attached is my public comment on the above-referenced matter. Since I am unable to attend the 5/30 Planning Commission meeting in person, I would appreciate if my written comment is entered into the record as well as circulated to Commission members prior to the meeting.

In addition, I read that there is a scheduled August 29th public hearing on all proposed Comp Plan Amendments for final review. I would *highly recommend* that the public hearing be re-scheduled for September for the following reasons.

- As you know, the month of August is traditionally the "vacation month" for Islanders and the City Council recognizes this by cancelling it's August meetings unless there is some pressing business; I do not see this hearing as a pressing need;
- By holding in August, one could interpret it as trying to stifle or limit public input; this goes against the City's stated desire to be more transparent and engaging with citizens;

In addition, regarding public input, if you group all proposed Amendments together and still limit a public appearance to 3 minutes is that appropriate? There are a number of proposed Amendments that could generate a great deal of citizen input.

Thank you,

Peter Struck (mid-Island)

From: pnrmercerc@comcast.net
To: [Evan Maxim](#)
Cc: [sabrinachang@gmail.com](#)
Subject: Comments on SJCC Expansion Proposal
Date: Tuesday, June 5, 2018 1:34:46 PM
Importance: High

I have two comments:

O The proposed layout of the referenced project shows that under the plan the house at 9975 99th Ave SE is to be purchased. What about the dwelling at 9985th 99th Ave SE? Already purchased? Given the city's current financial situation, does it make sense to lose two more taxable properties? Also, what would be the status of 99th Ave SE itself. That private road services homes at 9900, 9910, 9920, and 9930 99th Ave SE.

O As a retired Army officer, the heavy reliance on a forested "high" fence to provide protection for persons using and in the underground parking facilities seems overly optimistic. Obstacles are in general susceptible to being penetrated. Thus, an effective obstacle requires careful monitoring and defending by a sufficient and well-trained force of security personnel. Think of films like "Mission Impossible".

Peter N. Robertson
MAJ, AUS (Ret)
9910 SE 40th St., M.I.

From: SC REAL ESTATE
To: [Evan Maxim](#)
Subject: Comments on Tonights Agenda
Date: Wednesday, June 6, 2018 3:50:04 PM

The following was posted on next door app that I want the committee and all commissioners to please be aware of that another resident has highlighted:

This is link to agenda including diagrams and plans what SJCC, Herzel and FASP are trying to do. The commission is positioning it as isn't it great these community organizations are collaborating together to create a master plan that serves community and their needs and not trying to cause more traffic and construction than is necessary. Which is a smokescreen statement.

This last post from daniel Thompson on the thread I started on the nextdoor app sums up what we are up against

I am afraid the citizens and neighbors are correct on their concerns about this proposal. This post is to explain why the proposed development at the JCC/FAS site is inconsistent with the neighborhood and traffic patterns, and why the proposed comprehensive plan amendment is a wolf in sheep's clothing.

First I want to thank Jenni Mechem for posting on this subject. I have been trying to get more Planning Commission and council members to post on ND and become part of the discussion. As Jenni notes Wednesday is the first view of the JCC's proposed development and the comprehensive plan amendment, and this review of both is just the beginning.

Second, I cannot stress enough to the neighbors and citizens who have posted on this thread the importance of organizing your neighborhood and becoming very vocal with the PC and council. Begin an email group and begin to organize, and become public. Use social media. You will be surprised at how quickly it will expand if someone just starts it. No one else is going to do this for you. I would strongly urge this group to pool their resources and hire a land use attorney to advise you, and

if you PM me I will give you some names of very good and aggressive land use attorneys. You don't have to just accept this because the city and a powerful developer tell you you do. I know that. I changed the entire residential, tree, and appeals and permitting ordinances along with a few other citizens. ND is your best friend, and council elections, and the city's and council desperation for a tax increase.

Third as a past critic of the PC I want to note what a good job this PC is doing in 2018 on a nearly impossible agenda/docket. From updating the critical areas ordinance to a new code enforcement ordinance to 14 proposed comprehensive plan amendments the PC's schedule has been punishing. Wednesday's agenda packet alone is nearly 100 pages of dense legalese. This is the first PC I have seen in some time that understands it represents the citizens and not the city, and that the DSG is just another interested party before the PC, and our city and DSG in the past have been huge proponents of increased development and density for the revenue.

Now I will address first the proposed development, and then the proposed comprehensive plan amendment.

Several posters have noted the obvious, the JCC would not need a code amendment and comprehensive plan amendment unless the proposed development did not fit within the existing code, and was consistent with historical uses of the property and the surrounding RESIDENTIAL neighborhood.

The scope of the proposed development is simply enormous, and basically is equivalent to placing a full sized middle school on the properties, without the public green spaces or fields. The development will occur in six stages, over many years.

First the FAS will build a much larger building across the street with underground parking, and the JCC will move the Jewish Day School

from Bellevue to a new building onsite. Next a new synagogue will be built onsite. In the fifth stage a new, second JCC will be built with two pools and two gyms that dwarfs the current building. When the construction is done the total square footage will have more than doubled, several single family homes will have been purchased and demolished despite the goals in the comp. plan to preserve our single family homes and address lack of housing on MI, and most of the mature trees and green spaces, especially along 40th, will have been removed.

Despite the fact private community facilities in the neighborhoods are suppose to be rare and usually, like the Beach Club, contain large green undeveloped areas, when this proposed construction is done it will resemble an industrial park, not unlike the Costco development in Issaquah.

Not only that the traffic at this intersection is some of the worst on MI due to WSDOT ramp metering eastbound, drive through commuter traffic, and just local traffic. I cannot imagine how a new traffic light exiting the JCC and FAS across the street won't be necessary at this location. Both my children attending preschool at the JCC and traffic and parking were terrible back then.

In my opinion this proposed development is completely inconsistent with our comprehensive plan and the surrounding residential neighborhoods, and begins a very slippery slope for every other private facility on the Island. It is inconceivable to me the DSG and city are proposing allowing single family homes to be demolished to expand a non-conforming private facility. I can only hope as this planning commission learns more it rejects this proposal.

Now let me turn to the wolf in sheep's clothing, the proposed comprehensive plan amendment that creates a "master plan" process for private facilities in our single family neighborhoods

without any concurrent or accompanying development regulations that are usually mandatory whenever the comp. plan is amended.

There are two critical land use documents required by the growth management act: the comprehensive plan and the development regulations. The comprehensive plan is written in a manner that non-lawyers can understand, and requires citizen participation. Basically it sets out the goals and vision we want for our Island. Not surprisingly, single family neighborhood "character and consistency", green spaces, and trees are three of the most cherished goals. The comprehensive plan contains a land use map that designates every property, its allowed use, and its zone.

The development regulations are technical and written in legalese. The growth management act generally requires the comp. plan amendment and the development regulations to be adopted concurrently, or at the same time, and to be consistent with each other because cities and councils have a bad habit of promising citizens one thing in the comp. plan and doing something else in the development regulations because increased development results in increased development revenues for the city.

This disconnect is what we saw with our past residential neighborhood development I spent four years exposing and changing, and our town center. In both cases the city and council blatantly ignored the promises in the comprehensive plan for the development revenue, and now this residual citizen anger is why the city cannot get a tax increase passed. Unfortunately when our council decides to sell our neighborhoods and town center for the revenue (in secret of course) it permanently damages the character and use of our Island, especially the neighborhoods.

The 2018 docket has an unusually large number of abusive comp. plan amendments

that originated from the past council and Bruce Bassett, Dan Grausz and Debbie Bertlin, three huge proponents of increased town center and neighborhood density. Their desire is to promise and enact what sound like innocuous comp. plan amendments without concurrent development regulations, and then later to adopt arcane, difficult to understand development regulations and "code interpretations" that are directly contrary to the promises in the comp. plan amendments.

To be fair this PC has so far done a very good job of shooting down these abusive comp. plan amendments, such as giving the council unbridled discretion to waive any town center development regulation or to raise building height, or to increase maximum house size for "green building" which would have gutted our recent residential development reforms.

This proposed comprehensive plan amendment that will apply to every single "private facility" on MI, including future private facilities that currently don't exist, wasn't originally the desire of the JCC but the city's DSG, in part because without such an amendment the JCC's proposed plan is not feasible. What this comp. plan amendment is really about is allowing development on private facilities throughout the Island that would never be allowed under our current code, and to create new private facilities in our neighborhoods that will swallow up single family homes, mostly to allow industrial and commercial developments and multi-family housing.

The first concern about this proposed amendment is its scope. It will apply to any "contiguous properties", which basically is any two combined lots, and is a huge loophole.

Second the language is just dishonest. The agenda packet states:

"Community Facilities are most appropriately located in the general vicinity of existing

facilities".

What "general vicinity" really means is new community facilities for any contiguous lots can be created where none exist now, swallowing up existing single family homes that are the bedrock upon which our comp. plan is based, along with the endless goal of some to upzone our neighborhoods to reduce minimum lots size and build "affordable" housing by which they mean multi-family housing.

A third but very common ruse is the statement that MI will soon run out of its mandated housing allotment under the GMA, and must plan for more housing. This is how we ended up with five story developments in the TC. In fact MI has met its goals under the GMA through 2035, and some on the council know our housing goals were inflated by past councils and the DSG to support upzoning our town center, and now our neighborhoods. If MI's housing goals are increased it is likely the council will vote to sue to lower them, and win. But what really angers me is the dishonesty. Rather than just say the city and council want to put condo and apartment buildings and other multi-family housing in the neighborhoods the council knows the citizens would adamantly object to we get these endless legal gymnastics as though the DSG and council know better than the citizens.

What these master plans are are the mixed use "planned" developments one sees on the Sannamish Plateau that contain commercial enterprises and apartments and condos, essentially expanding our town center into our neighborhoods. The point of the master plan and new development regulations is to remove the more restrictive zoning and development restrictions on height, use, and density in the neighborhood zones to allow multi-use development in the neighborhoods. Otherwise the JCC would not need a new development regulation, and the DSG would not need a new comprehensive plan amendment applicable to the entire Island, would they?

Anyone who reads the agenda packet will see there are no concurrent development regulations accompanying any of the innocuous sounding goals and comprehensive plan language, just a lot of pretty promises. I have spent four years battling our DSG and city and council and past planning commission over their lack of oversight and abuse of our development codes and comprehensive plan, both in the neighborhoods which are our most cherished goal, and the TC, and if there is one thing I can tell you it is you don't want our DSG and the developers to have "wide latitude" to create "master plans" for private community facilities in the neighborhoods that every one of us knows will be done in secret, create special regulations for these planned facilities, and will begin to erode what we cherish about our most cherished part of the Island, our neighborhoods and single family homes that are under constant attack. Especially when the city sees this development as revenue to a city claiming it is broke.

I raised these same concerns to the PC about the proposed comp. plan amendment to give the council the discretion to upzone our TC without any concurrent development regulations, and the proposal to allow maximum house size to increase 5% for "green building" which is an oxymoron since a larger house by definition is less green, and the PC recognized these wolves in sheep clothing and rejected them. There are still the arts council's proposals that don't have the teeth they did when proposed after the PC rejected the council's ability to upzone the TC, and one more Dan Grausz proposal on his last day to allow lots smaller than the zone's minimum in subdivisions to again create these "master planned" communities that have different development and zoning requirements than the surrounding neighborhoods..

Finally next November four council seats are up for election, and like every election before it the main issues will be residential and TC development, so join the fight. Organize, and

become public. Otherwise you will get screwed, and you already can sense this proposed development and comp. plan amendment are not designed to protect your neighborhoods, you, or make where you live better. They are designed to SELL your neighborhoods. Unfortunately no one trusts our city or council when it comes to development, for damn good reason.

From: Betty Morgan
To: [Evan Maxim](#)
Subject: Re: 2018 Comprehensive Plan & Commuter Parking Amendments - Public Hearing & Comment Schedule
Date: Friday, July 20, 2018 5:15:14 PM

To: Evan Maxim:

Thank you for sending this information. I appreciate that you are offering this kind of transparency to the residents.

Betty Morgan

From: Evan Maxim <evan.maxim@mercergov.org>
Sent: Friday, July 20, 2018 11:17 AM
Cc: Robin Proebsting; Nicole Gaudette; Evan Maxim
Subject: 2018 Comprehensive Plan & Commuter Parking Amendments - Public Hearing & Comment Schedule

Dear Sir or Madam,

You are receiving this email because I have previously received an email from you regarding the proposed 2018 Comprehensive Plan Amendments and / or the amendments related to the Town Center Commuter Parking amendments.

The purpose of this email is to provide a brief update on the anticipated public hearing and public comment schedule before the Planning Commission.

Please note that the 2018 Comprehensive Plan amendments include several subjects, including policy discussions related to the Stroum Jewish Community Center / French American School / Herzl-Ner Tamid, Critical Area protections, Transportation Level of Service updates, Arts & Cultural policies, and others. A complete, compiled, list of all of the amendments will be posted on the City's website in early August; the amendments are also largely described in the Planning Commission Packet for July 18, [available here](#). I have also summarized the list of the amendments below my signature, on this email.

Online outreach. The City will be opening up a public outreach, comment, and "virtual" public forum (website) in early August – this is a "pilot" effort for the City, intended to facilitate communication. I am excited to try out this new tool – I think it will provide for improved contact between the community, Planning Commission, and the City. This website public forum will allow for online public comment starting on August 15 – comments posted on this

site will be visible to the public and the Planning Commission. The public forum will also contain information related to each amendment, a brief presentation, and a Q&A section that will allow for staff responses to questions from the public.

Public hearings. The Planning Commission will also be hosting a public hearing on August 29, 2018, which will be continued to September 5, 2018. The hearings will start at 6PM, and will be located in the Council Chambers at City Hall (address below).

Email or written public comment. Email or written (hard copy) public comment may be submitted at any time during the Planning Commission's review, until the public hearing is closed (September 5).

- Emails. Please direct emails to any of the City staff copied above, and we will promptly forward the comments to the Planning Commission.
- Hard copy. Written (hard copy) public comment may be mailed to, or dropped off at, City Hall. Please mark to my attention. We will scan the hard copy and email it to the Planning Commission.

Regards,

Evan Maxim

Interim Director of Development Services
 City of Mercer Island Development Services
 9611 SE 36th Street, Mercer Island, WA 98040
 p: 206.275.7732
 f: 206.275.7726

If you would like a public record, please fill out a public records request at <https://mercerisland.nextrequest.com/>.

2018 Comprehensive Plan Amendments:

- 1) Update the Land Use Element and Land Use Map for clarity and accuracy of map designations.
- 2) Update the Capital Facilities Element and Capital Facilities Plan in conjunction with the budget.
- 3) Update to the Transportation Element to address traffic modeling, level of service, non-motorized, and I-90 changes.
- 4) Addition of policy in support of participation in the King County Public Benefit Rating System.
- 5) Addition of goals and policies to the Land Use Element supporting the requirements of the City National Pollution Discharge Elimination System (NPDES) permit and supporting low

impact development.

- 6) Addition of goals and policies to the Land Use Element supporting the cultural arts.
- 7) Addition of goals and policies to the Land Use Element pertaining to critical areas.
- 8) Creation of a new land use map designation “Private Community Facilities” or similar, for the properties currently occupied by the JCC, French American School, and Herzl-Ner Tamid.
- 9) Addition of goals and policies to the Land Use Element supporting disaster planning and recovery.
- 10) Addition of goals and policies to the Housing Element to promote universal design, disability access and age-friendly planning on Mercer Island.
- 11) Addition of goals and policies supporting the use of a Planned Unit Development ordinance, or similar program that would result in the creation of public amenities in conjunction with single-family residential projects.
- 12) Addition of goals and policies supporting the use of the STAR Communities framework.
- 13) Addition of goals and policies to the Land Use Element that would more closely tie Town Center height allowances to the encouragement of public amenities including an expedited procedure that would enable property owners and developers to get tentative approval of additional height allowances based on proposed amenities. Following an initial review, the Planning Commission has indicated that the Planning Commission will not proceed with recommending approval of this amendment.
- 14) Addition of goals and policies to the Land Use Element that would support a pilot program for new residential development create design regulation flexibility in return for public amenities.

Town Center Commuter Parking – Comprehensive Plan, Rezone, and Code Amendments

A comprehensive plan amendment and rezone to amend the Land Use Designation and zoning of property located along Sunset Highway west of 80th Ave. SE, east of 78th Ave. SE and south of I-90 (known as “Parcel 12”) and adjacent WSDOT property from “Public Institution (P)” to “Town Center (TC)”.

From: Betty Morgan
To: [Evan Maxim](#)
Subject: 2018 Comprehensive Plan
Date: Friday, July 20, 2018 3:46:18 PM

I am interested in being on the distribution list for the 2018 Comprehensive Plan information that comes out of our City of Mercer Island Development Services, Please add my name & email address for further updates &/or any information for the 2018 Comprehensive Plan information that comes out of our City of Mercer Island Development Services.

Thanking you in advance,
Betty M. Morgan
4316 Island Crest Way
bettymmorgan@hotmail.com

Sent from [Outlook](#)

From: Casey O'Rourke
To: [Evan Maxim](#)
Cc: [Nicole Gaudette](#); [Andrea Larson](#); [Liz Thompson](#); sabinachang@gmail.com; [Casey O'Rourke](#); [John O'Rourke](#)
Subject: Fwd: Concerns about JCC/FASPS Expansion
Date: Wednesday, June 6, 2018 7:44:31 AM

Hi Evan,

In addition to reading this, would you please forward this email to the planning commission. I've also bcc'd our neighborhood citizens group so they are aware of this communication.

The following email chain documents my initial outreach to the City of Mercer Island several years ago regarding the French American School of Puget Sound's (FASPS) plan to increase its size. I was very disheartened to learn last week that the school plans to join the Herzl-Ner Synagogue and Jewish Community Center and all would like to increase their footprint.

If needed, I will forward all emails to the City which includes you, Nicole Gaudette and Liz Thompson, regarding my repeated requests over the past years to be included in communications regarding the impact that the FASPS has on the surrounding neighborhoods and streets. I would request that all be sent to the Planning Commission for documentation that the neighbors of these organizations will feel an impact by allowing the expansion to go forth.

When I Google the distance to the JCC from my home (4043 97th Ave SE) it is a .5 miles walk and .6 mile drive.

My husband and I bought our home 10 years ago. We moved from the heart of Seattle because we wanted a safe place to raise our family, little traffic so we could walk or bike without concern and appreciated the greenbelt on 40th. In the 10 years we have lived here, the increase in traffic and congestion has increased substantially and our street has felt the impact of the JCC and FASPS.

- It is easy to see the traffic due to school drop off and pick up (as documented in my initial email in December 2016) has only worsened as the school's size has increased and the neighborhoods using East Mercer Way (the only way in and out of the JCC and FASPS) has increased.
- The buses of the FASPS drive along 97th Ave SE on their way to/from school as a thoroughfare to Mercerwood. They drive faster than 25 mph and it is dangerous.
- Parking along 40th in the summer is directly related to the counselors/staff working at the JCC over the three months of summer. These are young drivers who are often in a hurry to get to work or are motivated to be on their way at the end of the day. They are fast drivers and make walking or biking (especially with a young child), treacherous.
- During high holidays the parking for Herzl-Ner Synagogue lines East Mercer Way and 40th. People on their way to temple walk down East Mercer Way and it is often dangerous.
- The FASPS utilizes East Mercer Way for parking as well. Again, this impacts traffic, causes congestion and increases danger as people walk to work along the street.

The plans I have seen for expansion of these three businesses will directly impact the aesthetic of my neighborhood, worsen the traffic to and from my home and may impact our property value. As taxpayers, we believe we need to have our concerns heard and the plans should be

put on hold until the opportunity for a full impact study is shared with and discussed with the impacted community.

My husband and I will be at the meeting this evening and will bring copies of the emails that show the communication history of our concerns.

Thank you in advance for your consideration and understanding as a representative of the taxpaying citizens of Mercer Island.

Casey O'Rourke
4043 97th Ave SE, Mercer Island WA, 98040
206.499.4630

Begin forwarded message:

From: Evan Maxim <evan.maxim@mercergov.org>
Subject: RE: Concerns about JCC/FASPS Expansion
Date: January 4, 2017 at 9:51:17 AM PST
To: "caseyhallowourke@gmail.com" <caseyhallowourke@gmail.com>
Cc: Liz Thompson <liz.thompson@mercergov.org>

Casey,

The rules we are discussing in January would regulate single family development primarily, and likely would not affect the FASPS (at least as proposed currently).

Regards,

Evan Maxim

Planning Manager
City of Mercer Island Development Services
9611 SE 36th Street, Mercer island, WA 98040
p: 206.275.7732
f: 206.275.7726

From: Liz Thompson
Sent: Tuesday, January 3, 2017 8:57 PM
To: Evan Maxim <evan.maxim@mercergov.org>
Subject: Fw: Concerns about JCC/FASPS Expansion

Liz

From: Casey O'Rourke <caseyhallowourke@gmail.com>
Sent: Saturday, December 31, 2016 3:19 PM

To: Liz Thompson
Subject: Re: Concerns about JCC/FASPS Expansion

Hi Liz,

Will this issue be apart of any of the January Planning Commission meetings? I just received a mailer at home regarding the City's plan to update rules for the future and I am wondering if this includes the FASPS. If so, would you please confirm as to whether this specific issue is apart of these plans?

Thanks,

Casey

On Dec 13, 2016, at 3:32 PM, Liz Thompson <liz.thompson@mercergov.org> wrote:

Thank you for your comments. I will make sure to notify you of any upcoming meeting.

Liz Thompson
Planner
liz.thompson@mercergov.org

From: Casey O'Rourke <caseyhallowrourke@gmail.com>
Sent: Tuesday, December 13, 2016 11:09:05 AM
To: Liz Thompson; Nicole Gaudette
Cc: Casey O'Rourke; Evan Maxim
Subject: Concerns about JCC/FASPS Expansion

Hello Everyone,

I spoke with Evan last week and he suggested emailing the following.

My family lives at 4043 97th Ave SE. We have lived here for 9 years and in that time the traffic through our neighborhood has increased dramatically. This is in part due to Mercer Island's growth and we accept that and recognize it. We also know an increase of traffic through the neighborhood and to/from our neighborhood (via East Mercer Way) has increased exponentially as the JCC and French American School of Puget Sound (FASPS) has grown. FASPS buses drive by our home daily, via SE 40th St, as do the families who use our street as a cut through to the school versus using Mercerwood to East Mercer Way. The school now uses 97th Ave SE as a parking lot for teachers and staff and buses. And in the summer, the JCC used SE 40th as parking for camp counselors. These are residential streets and the community was built around homes, not a school, a JCC or parking lot(s).

As the school and JCC plans to expand, I would like our neighborhood to be considered. The expansion plans don't bother me so long as it is to the north and not south into our neighborhoods. It is my understanding the greenbelt that lines 40th is to be held in perpetuity and John Hall has that documentation. Further, the traffic and back ups that are routine on East Mercer Way and onto I-90 need to be alleviated. There are times (generally between 3:25-3:50 pm) I cannot get through to my street for up to 20-30 minutes from I-90 east and it is due to the cars driving to and exiting from the FASPS

At one time, the FASPS used the City Hall driveway and street (SE 36th Street) for their entrance and exit and I would like that to be considered. That street has a turn lane, is marked for far heavier traffic than East Mercer Way, and has stoplights that help regulate the flow of traffic. The use of East Mercer Way and 40th Street is too much for the current student body let alone an expansion plan. There is a street that is gated to the City Hall parking lot that could easily be reopened as an option to help with the traffic.

Having spoken with Evan I know I have missed the cutoff for public comment and do not live within 300 feet of the school and JCC. I am asking to be notified, to the extent the city is allowed, of all planning meetings, any traffic study results, etc. I am also aware of a Planning Commission meeting in January or February. If I could please be notified of this meeting I would also appreciate it. I will make note in my calendar to follow-up as well.

Thank you for work. I ma available for further conversation at (206)335-1258.

Sincerely,

Casey O'Rourke

From: Cheryl D'Ambrosio
To: [Nicole Gaudette](#)
Cc: [Evan Maxim](#)
Subject: Thank you
Date: Wednesday, July 18, 2018 8:45:40 PM

Hello Nicole,
I wanted to thank you for preparing the dimensional standards handout for tonight's meeting. Providing this type of information will help us actually understand the current situation. If you need help in further data collection, perhaps some of the residents might volunteer.

Let me know.

Sincerely,
Cheryl D'Ambrosio

From: Dan Thompson
To: [Evan Maxim](#)
Cc: [Mark Coen](#); [Dan Grausz](#); [Carolyn Boatsman](#); [Daniel Hubbell](#); [Robert Medved](#)
Subject: Public Comments on May 16 2018 Planning Commission Meeting/Procedural Amendments/Levels of Service
Date: Wednesday, May 16, 2018 3:17:12 PM
Attachments: [PC Packet 5-16-18.pdf](#)

Dear Evan, please consider my email below my public comments on tonight's planning commission meeting. I have deleted the other emails in the string except for Mark Coen's who asks that his email below be considered part of the public record. Would you please forward this email onto the planning commission members before tonight's meeting. I have copied Dan Hubbell since I have his email already. Thanks.

Daniel Thompson

Thompson & Delay
 Attorneys at Law
 506 2nd Ave., Suite 2500
 Seattle, WA 98104
 Phone: (206) 622-0670
 Fax: (206) 622-3965

From: Dan Thompson <danielpthompson@hotmail.com>
Sent: Wednesday, May 16, 2018 2:47 PM
To: c.boatsman@comcast.net; Dan Grausz; Mark Coen
Subject: Re: Procedural Code Amendments

Hi Carolyn, thank you for the email and your work on this. I plan on attending the planning commission meeting tonight.

NOTICE REQUIREMENTS IN PROCEDURAL AMENDMENTS

As you know I agree with Dan Grausz that the council should be the final decision maker on long plats in a closed hearing. Subdivisions, especially long plats, have numerous criteria that are somewhat discretionary and not black and white. The council needs to make the final decision, whether appealed or not.

I also oppose using the typing system to reduce or eliminate any notice provisions currently required in the category system. That was never the council's intent, and in fact the council never approved switching to a typing system. This is DSG driven.

One example is notice of application for an ADU. An ADU can be up to 900 sf and is basically a

small house, and to eliminate notice on an ADU leads me to believe something else is the motivation for this. BTW thank you for requesting the chart comparing notice requirements. Notice of application and decision was in some ways the most important element in the rewrite of the residential and tree codes (and in the Crown Castle franchise agreement) and Dan Grausz used all his political skills to get this through, and quite frankly there is no one left on the council who will understand this when it reaches the council. I would hate to see Evan in a PC meeting begin to eliminate these notice provisions as part of some "procedural" switch to a typing system. I think the citizens will agree with me.

CITIZEN SURVEY RESULTS RE: REGULATION OF DEVELOPMENT

I would also note I attended the council meeting last night in which the citizen survey results were discussed. The citizens' number one concern by a very large margin was regulation of development, and I don't think it is going too far to suggest the survey indicates the citizens will likely reject a property tax increase not based on the financials but based on residual anger at unrestrained development (the council should have understood and adopted Dan Grausz's motion for a moratorium on the deviations and variances in Dec. 2015). I am afraid the DSG and planning commission bear some responsibility for this residual anger, although that was before your time.

NOTICE OF TREE REMOVAL/TREE CANOPY MEASUREMENT PROGRAM

Re: notice of tree removal, my suggestion at the user group was to require the arborist to file a copy of the invoice with the address of the property for any tree removal. The cost would be free for filing and could be done easily online. This way the DSG would have a record of tree removals which it could check against what the DSG saw in the field, and give valuable data on tree removal to the DSG, and I imagine any arborist would be more careful about tree removal. I also should point out the city is going to begin a tree canopy measurement program this fall in partnership with King Co. I have requested the city obtain the last ten years of aerial maps in order to determine where and possibly why we are losing so much tree canopy, but so far the city and council have not been keen on that idea.

LEVELS OF SERVICE CALCULATIONS BY KPG

Tonight the Planning Commission will have a first reading on the level of service measurements recently produced by KPG. Quite frankly these numbers are unbelievable on their face. I don't know why the city chose KPG and not Transpo, but there are at least a dozen filings in the light rail litigation by Transpo detailing the declining levels of service in our town center. According to KPG's one time analysis (which reminds me of the expert testimony during the rewrite of the TC code that we have too much TC parking) not one intersection is below level C, even though the last council meeting on the TCO noted at least six intersections

would fall below level C in the TC. In fact 78th and 27th is at level A I believe. I mean, come on.

The danger with untrue or inaccurate LOS numbers are:

- 1 The PC and council cannot lower the LOS below C if -- according to KPG -- no intersection or street is below C.
- 2 ST could reconsider its \$5.1 million in TC traffic mitigation settlement funds if as KPG claims our levels of service are actually improving, and above prior LOS and our own Comp. Plan minimums.
- 3 If the council accepts KPG's numbers and does not lower levels of service below C for the TC, and a subsequent survey for a proposed development to determine impact fees shows KPG's numbers were not accurate, and the LOS are indeed below level C, then the city cannot permit the development or charge impact fees until we go through this entire process again to lower LOS or amend our development code.
- 4 If the council goes ahead and lowers the LOS for the TC below C despite KPG's numbers the council and city will look like they hired KPG in bad faith.

The PC and council have the power to lower levels of service for the TC, and that is a debate this process was designed to begin. But that discussion must begin with accurate LOS numbers. The council and DSG were honest about our LOS at the council level, and the point of this exercise is not to deny what is true but how to deal with it. It is better that we make sure we get honest levels of service numbers now, and then decide how to deal with those numbers and what they mean, rather than risking having those numbers be false or "optimistic" because that will only hurt everyone in the end.

See you tonight.

Daniel Thompson

Thompson & Delay

Attorneys at Law

506 2nd Ave., Suite 2500

Seattle, WA 98104

Phone: (206) 622-0670

Fax: (206) 622-3965

From: "Mark Coen" <MSCNB@msn.com>
To: "c boatsman" <c.boatsman@comcast.net>
Cc: "Dan Thompson" <danielphompson@hotmail.com>, "Dan Grausz" <dangrausz@gmail.com>, "Bob Medved" <robertamedved@msn.com>
Sent: Wednesday, April 18, 2018 12:40:51 PM
Subject: Re: Procedural Code Amendments

Hi Carolyn,

Thanks for the email. I am a big proponent of citizen notification regarding tree removals, ADU's and other impactful decisions that affect neighborhoods. This was a big theme through the Residential Code Rewrite from many citizens as you know. I think notification goes a long way to demonstrating respect for existing residents and creating a culture of transparency from the City. How many times have we had to be hypervigilant over our neighborhood because we weren't alerted? I remember Commissioner Hubbell at the time did not believe this was necessary and Evan was worried about the City staff time, but I believe valuing citizens by notifying them is essential.

I would also really like to see the list from Evan regarding which action items will receive notice under the typing system when you get it from him. I'm trying to understand his thought process but currently find it a bit convoluted.

Lastly, why does Evan feel a need to go to a typing system? Not sure if I understand that. I've heard him try to explain it before but still don't entirely get it. Can you have him clarify? You are good at that analysis.

Thanks!

Mark

From: Dan Thompson
To: [Evan Maxim](#)
Cc: [Carolyn Boatsman](#); [Mark Coen](#); [Tom Acker](#); [Salim Nice](#); [Julie Underwood](#); [Robert Medved](#)
Subject: Comprehensive Plan Amendment for Green Building language before the Planning Commission
Date: Monday, March 19, 2018 4:46:30 PM

Hi Evan, the following link is to the Planning Commission's proposed Comp. Plan amendment re: green building: http://www.mercergov.org/files/PC_Packet_3-7-18.pdf Half way down is the memo the amendment for green building.

I believe the language of the amendment should state clearly that an increase in house gross floor area is not an incentive or priority since the Planning Commission found increases in GFA are antithetical to the purpose of green building, but that explicit finding is not in the proposed Comp. Plan language. This finding needs to be explicit in the Comp. Plan amendment.

I also think it is important to remember this entire amendment had its origins in Wendy Weiker's proposal to provide a 5% increase in house GFA for "green" building, a ploy to undermine the recent modest changes to the residential development code. In fact, using GFA as an incentive for green building was offered by Wendy during the final adoption of the new residential development code, and received zero votes.

I also have some concerns about priority 20.3 that would require single family construction to use green building practices. For one, the goal and priorities themselves list so many different standards it is impossible to know which standard is applicable. Second I don't think the development community or council would ever *require* green construction, under any of the rubrics listed in the amendment, and so raising this issue is problematic, and could be very problematic during council adoption.

I also have my doubts about solar easements or allowing a wind turbine for tree replacement. Zero lot lines and further reductions in parking requirements for houses 3000 to 5000 SF are non-starters for me. The combination of the identified program guidance is going to make adoption of this amendment much more contentious for the council than it needs to be. Solar easements, tree wind turbines, zero lot lines, requiring development to meet one of the numerous green standards listed is going to make the Planning Commission look silly, and make this process much more difficult for the council.

This amendment was never a serious proposal when adopted by the council, and now it is morphing into a very significant change to our comp. plan and development codes, with some pretty fanciful ideas.

If the council is really serious about adopting a comprehensive plan amendment with these underlying priorities that are not mentioned in the amendment, I think this needs a lot more

consideration. What I am seeing is one more proposal like "accessibility" and ADU's as an end run to increasing the limits in the development code: height, setbacks, GFA, yards, and density.

It also concerns me that another set of "incentives" will be contained in a six year sustainability amendment, presumably STAR.

In conclusion, I would suggest language in the amendment that states green building incentives will not lower any residential code development regulations that address the maximum size and height of houses, lot lines and setbacks, house footprint, or tree preservation or replacement.

What I do agree with the Planning Commission on is that allowing larger houses and greater density has nothing to do with sustainability, or green building, and is antithetical to the environment, although so far most of what I have seen re: "sustainability" has had everything to do with watering down our development codes, hardly environmentally friendly IMO. I always become a little suspicious when Comp. Plan amendments begin to read like development code regulations. Only on MI does "sustainability" mean fewer trees, larger houses, and zero lot lines.

Daniel Thompson

Thompson & Delay

Attorneys at Law

506 2nd Ave., Suite 2500

Seattle, WA 98104

Phone: (206) 622-0670

Fax: (206) 622-3965

From: donna tomlinson
To: [Evan Maxim](#)
Subject: We would like to give the following letter to the MI Planning Commission. Did not know at what address to send. If you are able to help, Thank You.
Date: Wednesday, June 6, 2018 6:21:14 PM

Mercer Island Planning Commission,

As concerned citizens of Mercer Island and being unable to attend tonight's Planning Commission meeting, we are sending this letter to express our views on the proposed Comprehensive Plan Amendment and Code for the redevelopment of the current sites of the Stroum Jewish Community Center (SJCC), French American School (FASPS) and Herzl-Ner Tamid (HNT).

After looking through the proposed redevelopment plan from Nicole Gaudette, Senior Planner we would make these comments:

First and foremost, when looking at the criteria considered for amendment to comprehensive plan:

A. What aspect of the proposed Comprehensive plan amendment address the changing needs of the community on Mercer Island?

From our perspective as homeowners and neighbors affected by this plan application, we see no significant benefit to the community and certainly no benefit to the local residents by amending the Comprehensive Plan. While the SJCC offers facilities and programs used by many Island residents, the same cannot be said for the FASPS or the HNT. FASPS is a private, tuition based school that takes care to let one know their interest's lie in their students and student's families from communities around the greater Seattle area. In the years we have lived near the school, we have seen little to no involvement with the Mercer Island community. While a concerted effort is made by the Mercer Island Public Schools, St. Monica Catholic School (private) and the many private Mercer Island pre-schools, to offer as well as participate in many community service programs and events throughout the year benefiting Mercer Island and it's residents, we have seen no such action by FASPS to help enhance the "Local" community.

Other areas of concern, include the certain increase in the number of off Island students served by the FASPS (and additionally from the proposed Jewish Day School expansion), if they are allowed to expand. We do not see this increase as addressing the "changing need" of the Mercer Island Community. We do see issues, not needs, with additional traffic coming on to the Island when Mercer Island traffic ingress and egress is already strained, especially around the East Mercer Way/I-90 ramps. We also understand FASPS is considering expanding to include a high school program. In looking at the plans under consideration, we would ask, where are the students who drive to school going to park? These cars in addition to the already large number of students who's parents drive them to school daily only add increasing

congestion to an area on Mercer Island already impacted the last few years by the original expansion of the FASPS, two new daycare facilities along Gallagher Hill Road, the changes to Island Crest Way ramp access to I-90, the WSDOT Lite Rail construction, both on I-90 and Bellevue Way and constant increasing traffic congestion on I-405 and ramps leading to it from Mercer Island/I-90. We see no indication that the increase in traffic has been considered by this group. Compromising the ability of Mercer Island residents to access reasonable travel on and off the Island is a "changing need" we do not embrace.

B. What design aspects should the applicant address to ensure that the proposed land use is consistent with adjacent land use and development patterns?

HNT and the SJCC are far from being thoughtful members of our small North Island community. Religious events, yearly and summer programs bring traffic congestion from off Island as well. When HNT/SJCC members and friends attend events where parking is at a premium, our neighborhoods become their general parking area. There is often no regard for the needs of the families living in the neighborhoods, as attendees park in resident parking, crowd driveways and roadways. While we note they plan to add a multi-story parking structures to the new buildings planned along East Mercer Way to accommodate the increased usage of all the facilities, this is a changing need, that in our opinion, does not fit within or enhance in any way, the single family residence "flavor" of our community or it's residents who have invested emotion, time and money in their homes and neighborhoods. In addition, the SJCC believes our neighborhood should be used for their daily employee parking, especially during the summer months. We can think of nowhere else on the Island where daily employee parking is allowed within single family home zoned neighborhoods. Many local residents have complained to the SJCC and the City about this use of our neighborhood streets for employee parking, but we have seen no resolution nor cessation of this use by SJCC employees. If these structures are allowed to be built, how do we ensure that our neighborhoods do not continue to be used for employee overflow parking as programs expand into these newer, significantly larger spaces?

It is unclear from their plans how much parking would be added, if the amount of parking will be adequate for their needs over time, what the overall size of such a structure would be and how they plan to address traffic issues created by a parking structure. As an example; How will entering a parking structure impact traffic flow during the frequent large events held at these facilities. The current plans do not appear to show good flow patterns and bring to question if a traffic light will be needed at these intersections. We assume this is a cost the City would be responsible taking on and not a significant benefit to the majority of Island citizens.

While Religious celebrations and events are fewer in number than the daily traffic created by the SJCC and FASPS (and additionally, the families attending the proposed Jewish Day School), being thoughtful and reaching out to their neighbors, letting us know about upcoming events that might impact our ability to come and go from our homes would be a simple, polite and neighborly thing to do and a simple step to addressing parking issues without the

inconsistency to current land use a large multi story parking structure (or two) brings to the present neighborhood.

C. What aspects of the proposed concept will benefit Mercer Island as a community?

From what we observed in the plans, expanding the size of the SJCC does nothing to benefit the Mercer Island community. Much of the expansion is dedicated to adding space for the private Jewish Day School which, like the FASPS, brings students in from around the Greater Seattle area, not specifically Mercer Island residents. HNT provides services for it's members and their friends and families, but it is still a small select group in comparison to numbers MI residents. This is not a plan for the greater good of residents of Mercer Island. It is a plane that benefits a select few individuals at the cost of tranquility for the small neighborhoods next to it. Place yourselves in our shoes and ask if this is a plan you would embrace if you lived here.

Thank You for you time and consideration,

Donna Tomlinson and Gregg Rogers
9729 SE 40th Street
Mercer Island

From: Ettie Davis
To: [Evan Maxim](#)
Subject: Arts and Culture Comp Plan
Date: Thursday, May 31, 2018 4:14:48 PM

Hi,

I'm not able to attend the meeting. I do believe in Youth Theater NW; however, I do not see the reasoning behind the big theater/cultural arts center that is being hung on its shoulders.

I believe Mercer Island would lose its small town "feel" and further isolate it from the rest of the Greater Seattle Community.

My oldest granddaughter got her start at Youth Theater NW. She is now headed to Barnard as a Theater Arts major. When she outgrew Youth Theater, she did theater in Issaquah and 5th Avenue. She has made wonderful friends from different areas with different races in these venues, including Rising Star Project. In fact, I thought it was so beautiful when my granddaughter, Sophie Poole, won one of the two Stanley Ann Dunham Scholarship awards for MI High School and she knew one of the winners from Rainier Beach High School because this girl was also in Rising Star. I loved seeing them hug each other.

Years before, when my own daughters went off to USC, they quickly learned to tell anyone who asked that they were from Seattle. It only took once being called "Mercedes Island" for them to realize the reputation that Mercer Island has in certain circles. They would have to explain that not everyone is rich. I tried to raise them as members of a community larger than Mercer Island, remembering how I was questioned when I used to let them take the bus to downtown Seattle to visit me at work. Now my granddaughters both regularly go downtown Seattle to be part of various organizations and boards.

Thank you for listening to a different point of view.

All good wishes,
Ettie Davis

From: fred@fredjarrett.com
To: [Evan Maxim](#)
Subject: June 6th Planning Commission Meeting on the Arts on MI
Date: Monday, June 4, 2018 11:28:39 AM

I have an unfortunate family commitment tomorrow so will be unable to make the Planning Commission meeting. I did, however, want to express my interest in support for the arts on Mercer Island. During my tenure on the city council, we created the Arts Commission and later the sculpture garden and community center art gallery with MIVAL. Each, I think, made MI a better and more vibrant community. I hope the Planning Commission will further that tradition.

But, I want to focus this email on MICA and the need to retain the Youth Theatre Northwest on Mercer Island. A significant number of us moved to MI for schools, or more broadly for education, and our community's ability to engage kids through their academic career. As a community, we've supported partnerships between the city and school district for fields and recreational programs, supporting both athletics and academics.

Youth Theatre Northwest exemplifies the partnership between city, school district, regional government and non-profits to the benefit of our kids and families. We treasure YTN and the contributions they've made over the years, the opportunity for extracurricular education, similar to sports like football or soccer, for kids with different talents and interests. The loss of YTN would be our loss as a community.

Thus, I urge the Planning Commission have a sense of urgency in thinking about the arts generally, and MICA in particular. Time is short.

Take care,



Fred Jarrett

From: Jackie Dunbar
To: [Evan Maxim](#)
Cc: [Jackie Dunbar](#)
Subject: June 6 Planning Commission Art comments
Date: Thursday, June 7, 2018 11:14:51 AM
Attachments: [June 6 Planning Commission Art comments.pdf](#)

Evan,

Last night the Planning Commission Chair said to email our comments to the board. I cannot find the email addresses for the Planning Commission Board. Please include my comments made in public appearances last night into the record. Please forward them to the board if that is necessary for them to be included.

Thank you,
Jackie Dunbar

June 6, 2018

Jackie Dunbar

7116 82nd Ave SE

Planning Commission Public comments

Why is the Arts Commission and the Planning Commission taking steps to give preferential treatment by codifying specific requests of up zoning for a special interest group without either the knowledge or consent of the MI residents and tax payers?

How can you ask the city to fund or incentivize up zoning subsidized art spaces and artist housing when the city is grappling with the budget and possibly asking citizens for a tax increase or they will need to lay off city personnel?

How, when, and with whom did this idea originate? Was it the city? Was it a council member? Most of the comments at the April meeting of the Arts Council at the Mercer Island Community Center were written on arts easels which only allowed a few words or phrases to be written. Are you saying this idea originated at that meeting?

Is this a way to give away Mercerdale Park to a private development under the guise of art?

No parkland or special consideration of up zoning or subsidized space should be given away by the city without the consent, that is, a vote of the Mercer Island residents and taxpayers.

From: Judy Kimelman
To: [Evan Maxim](#)
Subject: Arts and Culture Comp Plan
Date: Friday, June 1, 2018 9:56:06 AM

One way or another we need to make MICA happen. It seems a vocal minority has put this critical project on hold indefinitely. I fear we will lose Youth Theatre Northwest from the island if we do not make a decision and move forward. My family has pledged financial support and have been vocal advocates because our family benefited immensely from a culture rich in the arts on MI. It would be such a loss to this community if that did not continue. Please help this project move forward, break ground and see a completion date for the future generations of the island.

Judy Kimelman MD and Bob McRuer

From: Judy Roan
To: [Evan Maxim](#)
Cc: [Carolyn Boatsman](#)
Subject: Habitat protection----
Date: Wednesday, July 18, 2018 3:04:18 PM

I am writing in support of the “Habitat protection and enhancement policies for consideration by the Planning Commission” that was drafted and submitted by Carolyn Boatsman on July 12, 2018. I have reviewed this document and concur with the 20 points that she makes. I feel that implementation of these, or some of these points would make Mercer Island a better place to live. We would be encouraging the protection of native plants, and animals. Basically, it all comes down to good habitat in order to preserve flora and fauna. One thing that she does not mention is the use of pesticides and fertilizers. The city needs clear guidelines for management of lawns, open space, roadways, etc. Broad use of pesticides is inappropriate where other methods of maintenance are possible. Lots of people are concerned about the use of Roundup by the Parks and Rec. Department. It has long been known that Roundup kills amphibians.

I cheer the commission on in their task of keeping Mercer Island a safe and beautiful island.

Thank you,
Judith Roan
206-236-0511

Judith Roan
jroan@fhcrc.org

From: Mark Clausen
To: [Evan Maxim](#)
Cc: [Julie Underwood](#); jlstanton@gmail.com; RLO@soslaw.com; Kirk.griffin@outlook.com; [Jeff Koontz](#)
Subject: Planning Commission
Date: Wednesday, June 20, 2018 5:20:38 PM

Please forward this email to the Planning Commissioners at your earliest convenience. Thank you.
Mark Clausen

Planning Commission Members:

I appreciate the opportunity to provide comments to you in advance of your June 20 meeting. I live at 6107 SE 32nd Street, where I have lived for 23 years.

I would like to comment on Agenda Item #3, the amendment to the comprehensive plan to reflect the City's efforts to provide effective parking for residents near the new train station. Like my colleague Jim Stanton, I am interested in consideration of all aspects of the "Transportation Element." It would be a great mistake to think of this element as solely or even primarily providing parking spaces and lanes for motor vehicles, because the solution to our transportation needs involves consideration of modes other than cars and trucks.

In my opinion, inclusion of alternatives to motor vehicles is a primary consideration for this pending change to the Comp. Plan because the purpose of the change is to address transportation problems. This issue presents an opportunity to update the Plan to address more specifically how the City will meet the Comp. Plan objective to encourage multimodal transportation options.

Those of us at Neighbors in Motion were concerned earlier by the lack of progress toward implementing the steps of the 2010 Bike-Ped Facilities Plan. We are now 8+ years into the 10 year plan, and we are nowhere near 80% complete with the Plan's objectives. City staff and the Council have been very supportive and active in recent months, but the lack of earlier efforts to implement the plan have left us over-reliant on motor vehicles when we should be doing more to encourage alternatives. The Planning Commission now has the opportunity to implement the goals of the Bike-Ped plan.

We urge you to expand the revision of the Comp. Plan to address specific means of encouraging alternatives to people driving cars to get places. In particular, we would like to see specific measures identified in the Plan that will improve the environment for biking as a transportation option. These would include the following:

1. Identification and completion of the "Missing Link" of the North-South bicycle corridor that the City has worked very hard to bring about. This a portion of the route where it would cross Island Crest Way. The Comp Plan should identify the objective of being able to ride from Luther Burbank Park, the Light Rail/Park N Ride, and the MI Community Center to Lakeridge Elementary (and vice versa) on a path that is designated, paved and free from lengthy and potentially dangerous crossing of arterials. This path can then serve as the spine for designated and safe bike access to the High School, Middle School, Library, churches, and

social clubs.

2. Adequate bike storage for commuters and others who can then ride and store instead of needing to drive park cars. The cost of providing bike storage is miniscule compared with the cost of providing a parking space for a car and the Commission should identify specific bike storage locations and parameters so that we eliminate the current waiting list for bike storage. Adding bike storage is a small percentage of the cost to provide Islanders more parking, but it is important to include adequate alternatives to parking a car.
3. Safe bike routes to schools, which as Mr. Stanton correctly notes, can reduce the congestion so common around our schools at the beginning and end of each school day. The best way of implementing this, obviously, would be designated and physically separated bike lanes. Mercer Island is woefully short of such infrastructure and the Planning Commission should take the lead in identifying the places where such lanes could be designated and/or constructed as part of the Comp Plan.
4. Connecting new projects in the Town Center with destinations like the Community Center, City Hall, schools, library, as noted above. We have a great opportunity to show that the residents of these new projects do not need multiple cars to get where they need to go, and they can ride a bike for routine Island (and off-Island) trips safely and efficiently.
5. Allowance for bike sharing services that might expand to the Island. This presents a great opportunity for Islanders to commute and run errands at low cost, low impact on the environment, and without creating the need for additional parking spaces.
6. Consideration of the use of e-bikes as a transportation alternative, and the class of e-bikes allowed on each type of path, bike lane and road. The development of cost-effective e-bikes opens cycling to a new group of citizens who might not have been able or willing to take on the hills in our area on their own power.

We trust the Planning Commission's expertise to address these objectives properly in any revisions to the Comp Plan. We are happy to work with the Planning Commission, the Council and City staff on any questions or issues you may identify. We hope the Planning Commission takes this opportunity to amend the Comp. Plan to specifically address the transportation alternatives that will make the Island a better place to live, work and commute.

Regards, Mark Clausen

Mark A. Clausen
Clausen Law Firm, PLLC
701 Fifth Ave, Suite 4400
Seattle, WA 98104
206-223-0335
mclausen@clausenlawfirm.com

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From: Mark Hirayama
To: [Kirsten Taylor](#); [James Schwab](#); [Ken Passe](#); [7800 Plaza](#)
Cc: [Evan Maxim](#)
Subject: Re: FW: Concerns about "Amendment 15 - Draft"
Date: Tuesday, August 21, 2018 7:25:46 PM

Hello Kirsten and Evan,

Thank you very much for your responses. I have cc'd a few members of our Board and the building manager of our management company.

We would definitely like to schedule a meeting with you at a mutually acceptable date and time. Can you please propose some dates and we that we can consider? We will discuss and choose a date. Both James and I are out of town at the moment, so some dates in the future will help.

Thank you,
Mark Hirayama

Sent from my Android phone

On Tue, Aug 21, 2018, 7:20 AM Kirsten Taylor <Kirsten.Taylor@mercergov.org> wrote:

Dear Mark,

I would like to introduce myself and ask your help in setting up a meeting with you and other residents of 7800 Plaza Condominiums. I am the Senior Project Manager within the City Manager's office and am overseeing the Sound Transit Settlement Agreement projects. Can you put me in contact with the HOA, and/or advise me on how best to set up a meeting in the near future?

City Manager Julie Underwood and I would like to meet with the homeowners to review the proposed project including timelines, project parameters and basically what we know today and the process going forward. The City wants to be a good neighbor and keep you informed and involved throughout the proposed project.

Than you for your assistance with this.

Best regards,

Kirsten

Kirsten Taylor | Senior Project Manager

City of Mercer Island • www.mercergov.org

9611 SE 36th ST | Mercer Island WA 98040

206.275.7661 | kirsten.taylor@mercergov.org

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From: Mark Hirayama <mhirayam@gmail.com>

Sent: Thursday, August 16, 2018 2:50 PM

To: Evan Maxim <evan.maxim@mercergov.org>

Subject: Concerns about "Amendment 15 - Draft"

Hi Evan,

I read the "[Amendment 15 - Draft](#)" that I recently became aware of, and I'm concerned about this proposal. Looking at Figure TC-2 on page 2 of the proposal, a portion of land north of the current Tully's on SE 27th will be changed from Public Institution to TC-5, and will allow a building as high as 63 feet to be built as far north as the current pedestrian walkway that goes through the sculpture park along Sunset Highway.

I live in the building at 7800 SE 27th street. All of the north-facing units (of which my unit is one) will be significantly impacted by this change. I do understand that if this proposal is approved, it is not guaranteed that a 63 foot building will be built that fully occupies that space -- however, it raises the possibility of such a building being built, whereas the current plan does not allow it.

If such a building were to be built, it would remove what little natural sunlight the north-facing units of our building have. Currently we have very little natural sunlight as it is --

only during the morning hours when the sun is rising from the east. If a building were to be built in the proposed location, all morning sunlight would be blocked.

I'd like to better understand why the proposed change is necessary. I understand the need for more Park & Ride parking spaces, and I fully agree with this need. However, what is preventing the parking spaces to be created underground, like the current garage in our condo building, and half of the parking spaces in the current Park & Ride on North Mercer Way? Why does a 63 foot building need to be built in this location? Alternatively, why couldn't this space be designed as TC-3 rather than TC-5? And why does the area need to be extended so far west -- why couldn't it be extended further east closer to the intersection of 80th St and SE 27th?

I would appreciate the opportunity to discuss this further.

Thank you,

Mark Hirayama

206-228-9640

Owner, Unit #501 of 7800 Plaza Condominiums at 7800 SE 27th St.

From: Matt Goldbach
To: [Evan Maxim](#)
Cc: [Robin Proebsting](#); [Nicole Gaudette](#)
Subject: Re: 2018 Comprehensive Plan & Commuter Parking Amendments - Public Hearing & Comment Schedule
Date: Friday, July 20, 2018 1:32:30 PM

Thanks for this update. In the public interest you should consider posting on “Nextdoor” as many in the Mercer Island community use this forum to discuss these topics.

Matt Goldbach

Sent from my iPhone

On Jul 20, 2018, at 11:17 AM, Evan Maxim <evan.maxim@mercergov.org> wrote:

Dear Sir or Madam,

You are receiving this email because I have previously received an email from you regarding the proposed 2018 Comprehensive Plan Amendments and / or the amendments related to the Town Center Commuter Parking amendments.

The purpose of this email is to provide a brief update on the anticipated public hearing and public comment schedule before the Planning Commission.

Please note that the 2018 Comprehensive Plan amendments include several subjects, including policy discussions related to the Stroum Jewish Community Center / French American School / Herzl-Ner Tamid, Critical Area protections, Transportation Level of Service updates, Arts & Cultural policies, and others. A complete, compiled, list of all of the amendments will be posted on the City’s website in early August; the amendments are also largely described in the Planning Commission Packet for July 18, [available here](#). I have also summarized the list of the amendments below my signature, on this email.

Online outreach. The City will be opening up a public outreach, comment, and “virtual” public forum (website) in early August – this is a “pilot” effort for the City, intended to facilitate communication. I am excited to try out this new tool – I think it will provide for improved contact between the community, Planning Commission, and the City. This website public forum will allow for online public comment starting on August 15 – comments posted on this site will be visible to the public and the Planning Commission. The public forum will also contain information related to each amendment, a brief presentation, and a Q&A section that will allow for staff responses to questions from the public.

Public hearings. The Planning Commission will also be hosting a public hearing on August 29, 2018, which will be continued to September 5, 2018. The hearings will start at 6PM, and will be located in the Council Chambers at City Hall (address below).

Email or written public comment. Email or written (hard copy) public comment may be submitted at any time during the Planning Commission’s review, until the public hearing is closed (September 5).

- Emails. Please direct emails to any of the City staff copied above, and we will promptly forward the comments to the Planning Commission.
- Hard copy. Written (hard copy) public comment may be mailed to, or dropped off at, City Hall. Please mark to my attention. We will scan the hard copy and email it to the Planning Commission.

Regards,

Evan Maxim

Interim Director of Development Services
 City of Mercer Island Development Services
 9611 SE 36th Street, Mercer Island, WA 98040
 p: 206.275.7732
 f: 206.275.7726

If you would like a public record, please fill out a public records request at <https://mercerisland.nextrequest.com/>.

2018 Comprehensive Plan Amendments:

- 1) Update the Land Use Element and Land Use Map for clarity and accuracy of map designations.
- 2) Update the Capital Facilities Element and Capital Facilities Plan in conjunction with the budget.
- 3) Update to the Transportation Element to address traffic modeling, level of service, non-motorized, and I-90 changes.
- 4) Addition of policy in support of participation in the King County Public Benefit Rating System.
- 5) Addition of goals and policies to the Land Use Element supporting the requirements of the City National Pollution Discharge Elimination System (NPDES) permit and supporting low impact development.
- 6) Addition of goals and policies to the Land Use Element supporting the cultural arts.
- 7) Addition of goals and policies to the Land Use Element pertaining to critical areas.
- 8) Creation of a new land use map designation “Private Community Facilities” or similar, for the properties currently occupied by the JCC, French American School, and Herzl-Ner Tamid.
- 9) Addition of goals and policies to the Land Use Element supporting disaster planning and recovery.
- 10) Addition of goals and policies to the Housing Element to promote universal design, disability access and age-friendly planning on Mercer Island.
- 11) Addition of goals and policies supporting the use of a Planned Unit Development ordinance, or similar program that would result in the creation of public amenities in conjunction with single-family residential projects.

12) Addition of goals and policies supporting the use of the STAR Communities framework.

13) Addition of goals and policies to the Land Use Element that would more closely tie Town Center height allowances to the encouragement of public amenities including an expedited procedure that would enable property owners and developers to get tentative approval of additional height allowances based on proposed amenities. Following an initial review, the Planning Commission has indicated that the Planning Commission will not proceed with recommending approval of this amendment.

14) Addition of goals and policies to the Land Use Element that would support a pilot program for new residential development create design regulation flexibility in return for public amenities.

Town Center Commuter Parking – Comprehensive Plan, Rezone, and Code Amendments

A comprehensive plan amendment and rezone to amend the Land Use Designation and zoning of property located along Sunset Highway west of 80th Ave. SE, east of 78th Ave. SE and south of I-90 (known as “Parcel 12”) and adjacent WSDOT property from “Public Institution (P)” to “Town Center (TC)”.

From: Matt Goldbach
To: [Evan Maxim](#)
Subject: Clarification
Date: Thursday, June 7, 2018 5:58:01 PM

Hi Evan

Didn't have an opportunity to introduce myself last night (you were pretty busy).

Thanks for responding so promptly to the residents regarding the Agenda item 3 and running a large meeting without many glitches.

Commissioner Bryan Cairns asked for a definition of "Private Community Facility". Specifically the word Community in this context. I'm assuming it means Mercer Island Citizens but I was unable to hear what the Commission concluded. Could you please advise.

Also you mentioned that Religious organizations are treated differently under the residential code. Does that also apply to the Jewish Center?

Finally, After a number of residents, including me, asked the Commission to slow down the process so we, the public, could have reasonable time to absorb all the information that had been prepared over the last year something was said to the effect that it was not possible.....even though no notice has been sent out to anyone in the public. Why is it not possible to give the public more time.

Thanks in advance.

Matthew Goldbach
9980 SE 40th ST
Mercer Island, WA

Tel: 954-806-2489

From: Meg Lippert
To: [Robin Russell](#)
Cc: [Al at comcast](#); [Robert Medved](#); [Dan Thompson](#); [Elaine Kavalok](#); [Elizabeth Buckley](#); [Gary Robinson](#); [Goldberg Michelle](#); [Heather Cartwright](#); [Jackie Dunbar](#); [Mark Coen](#); [Mike Cero](#); [Patrick](#); [Peter Struck](#); [Salim Nice](#); [Tom Acker](#); [Benson Wong](#); [bonnie godfred](#); [Bruce Bassett](#); [Carolyn Boatsman](#); [David Wisenteiner](#); [Debbie Bertlin](#); [Evan Maxim](#); ibappelman@comcast.net; Jocelyn Antilla; traci.granbois@gmail.com; [Wendy Weiker](#)
Subject: Re: Public Notice To Amend Comprehensive Plan and Rezone Property Along Sunset Highway
Date: Monday, June 18, 2018 6:07:24 PM

I'm shocked that there has not been clearer information about this from the City. I did know that the public hearing for the Arts and Culture Comp Plan Amendments is on August 29, which seemed designed to minimize citizen engagement.

Having such an important hearing the last week of August when even Council meetings are cancelled does not give citizens the confidence that citizen engagement is prioritized.

Like Dan, I intentionally scheduled my flight home from the east coast on Tuesday August 28 so I would be back in time for the public hearing on August 29, and I assume that our elected officials will do likewise if they had plans to be out of town.

I agree with Dan that it would behoove the Council to postpone both Comp Plan Amendment hearings until 2019. Both have long term and wide reaching implications for our City and should not be slid through in the final week of summer when most citizens do not have Community engagement as their top priority and there is, so far as citizens are aware, a strong rationale for shoving them through.

If the hearing is postponed I would be happy to change my travel plans, extending my vacation.

Meg

On Mon, Jun 18, 2018 at 3:06 PM Robin Russell <scubarobin@msn.com> wrote:

Agree.

Robin
Robin Russell
206.419.3498/cell

From: Gary Robinson <gdrobinsong@gmail.com>
Sent: Monday, June 18, 2018 2:34:45 PM
To: 'Robin Russell'; 'Dan Thompson'; debbie.bertlin@mercergov.org; 'Salim Nice'; 'Tom Acker'; wendy.weiker@mercergov.org; benson.wong@mercergov.org; david.wisenteiner@mercergov.org; bruce.bassett@mercergov.org
Cc: evan.maxim@mercergov.org; traci.granbois@gmail.com; 'Mark Coen'; 'Bob Medved'; ibappelman@comcast.net; 'Peter Struck'; 'Goldberg Michelle'; 'Mike Cero'; 'Elizabeth Buckley'; c.boatsman@comcast.net; 'Heather Jordan Cartwright'; 'Jackie Dunbar'; 'Elaine Kavalok'
Subject: RE: Public Notice To Amend Comprehensive Plan and Rezone Property Along Sunset Highway

It would seem reasonable that there be a public response from the Council regarding the seeming ad hoc nature of this action.

Best,

G.

From: Robin Russell <scubarobin@msn.com>
Sent: Monday, June 18, 2018 1:54 PM
To: Dan Thompson <danielphompson@hotmail.com>; debbie.bertlin@mercergov.org;
 Salim Nice <salim.nice@mercergov.org>; Tom Acker <tom.acker@mercergov.org>;
wendy.weiker@mercergov.org; benson.wong@mercergov.org;
david.wisenteiner@mercergov.org; bruce.bassett@mercergov.org
Cc: evan.maxim@mercergov.org; traci.granbois@gmail.com; Mark Coen
 <mcsnb@msn.com>; Bob Medved <robertamedved@msn.com>; ibappelman@comcast.net;
 Peter Struck <struckmi@aol.com>; Goldberg Michelle <megold7ny@aol.com>; Mike Cero
 <mscero@comcast.net>; 'Elizabeth Buckley' <mezzo@elizabethbuckley.com>;
c.boatsman@comcast.net; 'Heather Jordan Cartwright'
 <heather.jordan.cartwright@gmail.com>; Robinson, Gary <gdrobinsong@gmail.com>;
 Jackie Dunbar <jadunbar@comcast.net>; Elaine Kavalok <kavalok@hotmail.com>

Subject: Re: Public Notice To Amend Comprehensive Plan and Rezone Property Along Sunset Highway

I answer to your question Dan on if I knew or heard about this prior to your email the answer is NO, which tells me the hope is this slips in under the citizens radar. Thank you!

Robin

Robin Russell

206.419.3498/cell

From: Dan Thompson <danielphompson@hotmail.com>
Sent: Monday, June 18, 2018 1:07:45 PM

To: debbie.bertlin@mercergov.org; Salim Nice; Tom Acker;
wendy.weiker@mercergov.org; benson.wong@mercergov.org;
david.wisenteiner@mercergov.org; bruce.bassett@mercergov.org
Cc: evan.maxim@mercergov.org; traci.granbois@gmail.com; Mark Coen; Bob Medved;
ibappelman@comcast.net; Peter Struck; Goldberg Michelle; Robin Russell; Mike Cero;
 'Elizabeth Buckley'; c.boatsman@comcast.net; 'Heather Jordan Cartwright'; Robinson, Gary;
 Jackie Dunbar; Elaine Kavalok
Subject: Public Notice To Amend Comprehensive Plan and Rezone Property Along Sunset Highway

On June 14 the DSG posted bulletin notice of a proposed comprehensive plan amendment to change the land use designation and zoning of property located along Sunset Highway from public institution to TC-5. These applications were filed on June 5, 2018 and determined to be complete on June 6, 2018 and require public comments to be filed by the date of the open record hearing on August 29 2018, two days before the Labor Day weekend holiday.

The notice can be found at <http://www.mercergov.org/files/BULL06142018.pdf>

As far as I am aware this proposed amendment of the comprehensive plan was not on the 2018 docket and was just added, without any public notice or council discussion that I am aware of.

I don't think the city or DSG are being genuine in its attempts to notify the citizens of this meeting, and the purpose. Few citizens understand the requirements to submit written notice to become parties of record and thus have the right to appeal, and I think it is disingenuous to hold such a hearing on August 29th, along with all the other proposed comprehensive plan amendments two days before the Labor Day weekend. I saw nothing on ND despite the city apparently having a public relations official. The Tully's purchase and sale agreement is not to be executed until the end of December 2018, and any plans to develop the property are years away. In fact the Freshy's property P&S agreement is not scheduled to be closed now until June 2019 due to a request for a delay from Cohen, and the Tully's project won't be ready for bids -- let alone construction -- until probably 2021 at the earliest.

Maybe only I read the recent citizen survey results, but I thought regulating development and better transparency in permitting were the top two citizen complaints leading to the citizens' unwillingness to pass a tax increase, along with protecting our parks which is why the council is finally forming a parks board. This council, both past and present, has shown a remarkable willingness to develop or sell our parks, including the recent decision to rezone and sell the city's property next to Freshy's despite the fact anyone familiar with land use and development would know Cohen's too--good--to-- be--true proposals -- and unwillingness to personally guarantee any of the terms -- have almost no chance of coming to fruition, although the city will have sold its linear park property and forwarded the proceeds onto

WSDOT without any written guarantees on the use of the proceeds.

I have similar doubts about the Tully's project ever coming to fruition and have forwarded those on earlier. The city and council apparently believe a private developer will agree to develop a polluted site (which precludes financing unless through some EB 5 visa program) and build a five story mixed use development along with 100 underground parking stalls that will cost close to \$9 million (with the city having to raise \$4.5million to match ST's \$4.5 million for commuter parking), along with the underground parking for the mixed use development parking that will be *below* the 100 commuter parking stalls.

If I could offer the DSG and council some advice it would be to take extra measures to notify the citizens and obtain their participation when rezoning parkland, or what appears to be park land. I think if Kite Hill taught the DSG and council anything it is to not rely on land use designations the citizens don't understand or believe, or that property zoned "PI" is not parkland even if it walks and quacks like park land. Before rezoning the park property my suggestion is to delay the rezone until 2019 (which I think is legally required anyway) or until the city or council can show the citizens the proposed development on the Tully's location has any possibility of becoming a reality, because I don't think it does, not at least until the city comes up with \$4.5 million and the pollution is remediated, and then I don't see anything over two stories panning out financially due to the parking requirements.

I also think it would be a good idea to think about a town center master plan before taking this action. Too often the council looks like it makes decisions involving the town center piecemeal, without any kind of coordinated thinking, with predictable results (another peeve of the citizens in the survey).

I have copied a number of citizens whom I think pay close attention to local politics to see if any of them are aware of this public notice and public hearing on August 29th. If they are not, something is not right with this notice and process, and once again our DSG and council will look deceitful in permitting and regulating development. I will be very interested to know how many council members plan on putting off Labor Day vacations to attend this open record hearing, because I will be coming back for it and will count the council members there. If I am there so can the council members.

My suggestion is to continue this application and open record hearing until the 2019 docket. The council has plenty to work on in 2018, and although it is now nearly July almost nothing on the 2018 list of goals has been accomplished, or looks like it will be accomplished, except some pretty dishonest comprehensive plan amendments at the Planning Commission right now that will come before the council at the end of 2018, along with a Transportation Concurrence Ordinance based on some pretty unbelievable traffic numbers, if you ask me.

If the tax increase has taught us anything it is the lack of transparency is killing the council, and from what I see at the Planning Commission continues to.

Daniel Thompson

Thompson & Delay
Attorneys at Law

[506 2nd Ave., Suite 2500](#)
[Seattle, WA 98104](#)

Phone: (206) 622-0670

Fax: (206) 622-3965

From: Nicole Kelly
To: [Evan Maxim](#)
Subject: Neighbor of potential JCC Expansion
Date: Wednesday, July 18, 2018 5:43:57 PM

Dear Evan,

- It is a slippery slope if you allow this change from residential to commercial! How do you stop the next group from doing the same and removing the small amount of real estate left for out residents?
- What is the point of our laws if you can simply do secret purchases of homes surrounded commercial properties and turn them into commercial! This is why we have these divisions in place and this is an ISLAND with no space left.
- Traffic has already impacted my street! Employees of the JCC/FAS and buses have added traffic on our street as they park all of their vehicles behind the property and access it down 40thstreet.
- Many times of the day with the current property it is already impossible to get home because East Mercer Way is completely jammed with parents picking up and dropping off.
- They have already cut down evergreens (I am almost certain without a permit) on the south home they purchased) causing my home to stare at flood lights in their parking lot all night long.
- They have PLENTY of existing property to do what they need to do just as the Mercerwood Shoreclub succeeded in using their existing footprint and abiding by the city and neighborhood rules.
- WHY DO THEY GET AN EXCEPTION??

I am a fan of the JCC and was a member as well but please do not allow this change as we must preserve the small amount of remaining residential real estate we have left on this island.

Thank you,

Nicole Kelly
9821 SE 40th Street
(206) 915-6450

From: Ryan Rahlfs
To: [Evan Maxim](#)
Subject: Comment to the Commissioners Regarding CP Amendment
Date: Wednesday, July 18, 2018 9:45:53 PM

Dear Commissioners and Evan,

As you deliberate on the "Private Community Facilities" designation change I ask you to consider as many of the following as possible:

- 1) It essential for the DSG to create a rough sketch of the proposed development using the current codes so that policymakers and citizens might compare exactly what is gained and lost and whether or not the amendment is critical.
- 2) Many Islander's have come up with some very real and very concerning "what ifs" to this proposed amendment. A change this big merits concurrent development regulations so these nightmare "what ifs" don't become the reality on the Island.
- 3) The current traffic in this area are more than an annoyance for neighbors, they are a life safety issue. The proposal makes those life safety issues even more pressing and concerning. Please let life safety issues be a part of your deliberation on this matter.
- 4) We asked the Planning Commission to deliberate on the evidence that a "Private Community Facility" or something like it has not been effectively used elsewhere in King County. If the Planning Commission has a strong example of the effectiveness of this new zone, please share it with the community. If there's not precedent for success elsewhere, we ask the Planning Commission to not experiment in a community where residential neighborhoods, especially this one, are somewhat fragile.
- 5) Will the Planning Commission please deliberate on whether or not a methodical purchase of single-family homes to bulldoze and displace residents is or is not a dangerous signal to send to other developers around the area.
- 6) Would the Planning Commission please consider if the applicants have exercised and exhausted as much reasonable effort as possible to expand their private facilities away from residential areas. If not, I ask the Planning Commission to please consider this in their deliberations.

In addition,

As a representative of about 50 neighbors in Mercerwood I have had a chance to meet with Councilman Acker, Councilman Nice, and I have a meeting Thursday with Councilman Wong. I have also had a chance to meet with Commissioner Hubbell as well. All of these meetings have been very helpful and informative to my neighbors. I would love to have a meeting with anyone who seeks to better understand the concerns of Mercerwood residents. You can email me directly.

Thank you very much for your time, attention, and service on this matter.

Ryan Rahlfs

From: Ryan Rahlfs
To: [Evan Maxim](#)
Subject: 6-6 Planning Commission Meeting Public Comment
Date: Wednesday, June 6, 2018 9:21:04 AM

Hello,

I'm writing this to make a public comment on tonight's planning commission meeting.

A decision to allow the proposed actions by the Applicants creates an extremely problematic precedent for the city and even opening a formal dialogue about the changes is tricky. The Planning Commission is considering sending a signal to the entire region that organizations can, with enough political capital, dictate the development on the Island. The Planning Commission, if they choose to go forward in this process, should prepare for dozens of organizations to begin buying up residential homes for the purpose of development. Organizations should have a place in our community and should be able to develop their land for better and better purposes. However, allowing the Applicant to achieve their proposed goals will create more future development problems for the city and for the council. The Island will never be able to put this back in the box.

Thank you for your consideration and placing this comment in the public record.

--

Ryan

From: Sarah Fletcher
To: [Evan Maxim](#)
Cc: [Council](#); [Dan Thompson](#)
Subject: Planning Commission and Employment Figures
Date: Wednesday, May 30, 2018 12:43:16 PM
Attachments: [Land Use Plan from Comprehensive Plan.pdf](#)

"Requiring that new projects include additional public amenities in exchange for increased building height above the two-story minimum;"

I hope that you do not allow this again. What was allowed at The Hadley and Aviara were a disgrace. Those buildings have done nothing to enhance or bring anything to the Town Center. So, please take this language out completely.

Thank you.

I think it is a bit premature revising the Town Center Code in that we don't know what is going to happen with the Farmer's Insurance building. I assume that it zoned as Commercial Office Space, but could someone verify what it is and what it will become under the new Code? Do you plan on changing that zone? And are you planning on changing the Mercerdale Park zone to be allow a building in the park? I am attaching a map, but it doesn't show Farmer's building on the map which I don't know if that has been done on purpose or whether that is a mistake or not.

And I would like to point out this what someone posted on ND. I do not know why the kind of bus was trying to navigate the side roads,

"I just went to the Starbuck's (drive-thru). On my way there, I was behind a bus, the kind that has an accordion section in it, I watched it attempt to turn N on 77th Ave SE from westbound SE 27th St. It couldn't make the corner. The cars in the left turn lane (3 of them) that we on 77th, all had to back up 77th until the bus could complete the turn. Because this took so long a total of 2 other cars, after the bus, got thru the light continuing W on SE 27th St. When I was finished at Starbuck's, I watched the exact same thing happen again except that now I was looking at the front of the bus rather than being stuck behind it. This IS a precursor of what's to come in our TC. Lights at every block, large buses that can't fit thru our TC, limited parking and you're still a target walking in crosswalks. It's been said enough that those responsible for the planning over the last 15+ years didn't do it well so it needs to be done "smarter". We are not Bellevue or Seattle. Maybe folks here like "strip mall retail with parking" vs higher buildings with underground parking. Maybe rents could be less under these circumstances and some businesses could stay open."

And lastly, I would like to bring your attention to the employment figures:

"According to the **2002 Eastside Economic Forum Report**, there are approximately **7,883 total jobs on Mercer Island** (Hebert Research, Inc.). Based on estimates done by the Suburban Cities Association and the City of Mercer Island, there are approximately **4,292 jobs in the Town Center** alone. According to the 2002 King County Buildable Lands Report, Mercer Island has the capacity for a total of 1,248 new jobs, with an additional 228 jobs from planned developments."

As of March 2010, the draft Comprehensive Plan states: "according to the Puget Sound Regional Council, there were 6,622 jobs on Mercer Island. " It does not state how many in the Town Center alone. So I can't do a comparison.

Would someone like to inform the public and myself as to how many jobs are there currently on Mercer Island (not including Farmer's Insurance and including Farmer's

Insurance) and how many of those jobs are in the Town Center alone. Do you not find it a bit strange that there were more jobs on Mercer Island than there were in 2010? And now, I have no idea whether there is more employment or not.

The reason I am asking for this information is I would like to see how with the increased population to over 3,000, to last count 26,136, and with all the increased density, how many jobs have been added or perhaps lost. Once we see the figures, we can decide whether these multi-family developments and increased housing density has brought in more jobs to the island.

I would also like to see retail sales figures comparisons. If it turns out that there has been a decrease in employment, a decrease in retail sales, then you have to take a hard look at what is going on and what is not working and not continue on the path you are going.

And I would like to know why you are not building up the South end Town Center where QFC and Rite Aid are? It is not balanced when you just build up our small Town Center to over-capacity. GMA is supposed to be equal.

Thank you.

Sarah Fletcher

From: SC REAL ESTATE
To: [Evan Maxim](#); [Nicole Gaudette](#)
Cc: [Daniel Hubbell](#); [Tom Acker](#)
Subject: Public Comments for the July 18th, 2018 Planning Commission Meeting (via Email)
Date: Wednesday, July 18, 2018 8:40:46 AM
Attachments: [Planning Email Comment July 18 2018.docx](#)

Hi Evan

Please find attached my comments for tonight's meeting as I am unable to attend the meeting due to conflict in schedule that I can not move. Please share my email with the wider planning commission. I appreciate your help in this matter.

I have attached as word document as well as pasted into the body of this email. Thank you for your assistance and help. Sabina Chang

To the Planning Commission:

Thank you for taking my public comments via email as I am unable to attend July 18th meeting in which this amendment to the comp plan is on the agenda for discussion.

- My name is Sabina Chang at 9726 SE 40th ST

After spending some time to understand what is being proposed along with the guiding Land Use policies and guidelines as currently presented in the last power point presentation from Nicole (DSG) on June 6th, 2018, the following are my additional comments and questions regarding the Amendment to the Comp Plan for a new zone designation called "Private Community Facilities".

- The core basis of the application and proposal arises from 3 applicants who have indicated there is a need by "private community facilities (businesses) to be able to grow and develop for their Membership and the Island Community more easily given their current zoning to benefit the mental, physical and spiritual health of the community
 - o I do believe in the 80/20 rule when looking at rules and other guiding principles to address the concerns of the wider good and those parties involved. In this case, a new designated zone is being requested as there is a **"need and lack of appropriate zoning"**. **Outside of these 3 applicants, who else on the island has indicated they have this need and have been hindered that is documented? Where has a majority of private community businesses facilities demonstrated that they are at risk for growth or improvement due to lack of appropriate zoning?**
 - o According to the Mercer Island Reporter 2018 Island Guide, I count 64 organizations that are private community businesses/facilities inclusive of religious institutions, private schools or pre-schools, senior care facilities, adult homes etc that are listed. There are likely more as a private adult home in my neighborhood is

not listed in the directories. **Does 3 out of 64 + facilities truly indicate that there is a need to be addressed?**

o **Can you agree that a need for our public schools to have a specific zone is a different need and cannot compare to private entities that serve multiple and diverse purposes?** In addition, 2 locations out of 6 to 7 **public school locations** (northwood and IMS) is a much different ratio to establish need than the above private community facilities and businesses and how many have shown they are in need of such zoning. They are still businesses at the end of the day even if they are designated non-profit and with so few advocating need the drain on resources to develop, create and establish a new zone with new codes and regulations, let alone regulate and manage enforcement for 3 organizations out of the many on the island does not make economical sense.

o I understand one of the points made at the presentation of the 3 applicants is that they are non-compliant even as they are now with new residential zone codes and would not meet today's codes. I'd like to point out it's hardly a valid reason as every city encounters this as revisions are made to their codes on specific zones. Thus things are "grandfathered" in and are the exception.

- The merit of the "reason" this has come before the planning commission should also be addressed and the 3 applicants should be reviewed on their service to the Island Community as they represent there is a need to grow and serve the community from such businesses and facilities and there is an increased benefit to the community:

o **83% of the student population from FASPS is off island** and they have committed to answer what ___% of their staff is off island as that is also an important and unknow metric that should be established to understand the merit of their growth needs **must be on this exact spot on Mercer Island**

o If FASPS cites the need to grow and develop, it seems fair to say that any additional growth in their student body and staff will be more than 90% off island. This creates a significant increase in more **off island traffic** within an intersection that suffers from traffic congestion and delays as well as safety issues for all pedestrians and cyclists that utilize this corner. **So, how is this serving Mercer Island Residents?**

o This 83% student, staff and parent population does not stay on the island to utilize our downtown businesses as the issues in our town center already highlight the struggle local businesses face. **How does this serve the remaining 20,000+ residents on the island to have hundreds more cars in this area on a daily basis?**

o **Who and what body determines when it makes sense for organizations to cohesively collaborate in the development of land given the above metrics for one of these applicants?**

o In the same vein, has Herzel documented that they are at capacity and cannot renovate and develop on their current land? They have provided no visible metrics into current usage numbers as well as anticipated numbers to indicate where they are lacking in their current land to provide for their congregation. **Metrics and data should be required to evaluate the logical points of arguments being made.**

o All of the SJCC currently owned land according to King County Assessor parcel

viewer map indicates they are zoned R8.4 not two zones as show on the architect map of current conditions in purple and pink. Please reference tax parcel#2655500137 for the information that this is all R8.4 zoning according to king county assessor records. This land includes a SFR home at 3975 99th also zoned R8.4 under SJCC ownership. In addition, all of the 2 acre+ land that is owned by FASPS that SJCC would to purchase from FASPS includes 5 tax parcels, each of which is zoned R8.4. This parcel has 3 single family residences on there today. In addition, they would like purchase 1 more SFR at 3985 99th single family home also zone R8.4

▪ Given this background, and all the land mentioned above is R8.4 – **why can't the SJCC develop like other organizations i.e., Beach club, Shoreclub under the current zone restriction using variances and conditional use permits?**

▪ I need more reasons than the usual standard answer that it takes more money, it takes longer, it's piece meal decisions and it makes for a more difficult process under this zoning. I need actual examples because the Shoreclub is a recent example where current zoning without the need for a new designation has successfully worked. No one has outlined real life examples why or what is impossible under current zoning since it is clearly all one zone that is causing an issue for this organization to in turn submit this proposed amendment.

▪ If the SJCC wants to also purchase where FASPS main building sits today which is zoned CO (commercial) and thus move SJCC land to be under two zone codes, it could do so and place the Jewish day school they want to move over from Bellevue as well as their pre-school operations inside the FASPS main building. Nothing changes the use of this building and these buildings were done in 1999, 2003 and 2008. Clearly there is no age issue with the buildings unlike SJCC's main facility. If that occurs then there is no challenge to develop the remaining land owned by SJCC and the additional 2+acres under FASPS as it is all zoned the same R8.4 and would just need to do variance requests and approvals and design within the R8.4 zone requirements.

▪ Or the alternative solution would be to develop both the CO zone and R8.4 zone collectively by applying and going with the most restrictive development code among the adjacent lots and the process of conditional use permits and variances that go along with the most restrictive zone.

▪ Or another alternative solution is to look at the Globe building or additional land near City Hall instead of encroaching on single family residential neighborhoods to see what may be possible as it would also give a second entry point for such facilities to ease traffic congestions.

▪ In the end, with the purchase of all this valuable land from FASPS by SJCC, FASPS would have the necessary funding to purchase land elsewhere on Mercer Island or off the island to continue to create a school that serves the region as they themselves have highlighted has 83% of it's student population from off the island. With our limited housing supply on the island, it is also apparent any student growth from their middle school, high

school initiatives would not come from islanders but from other cities. Thus, the benefit to islanders is difficult to understand as this organization is a private school requiring paid tuition not affordable by many.

▪ My concern and examples above highlight that **there are alternatives if more time is given to put thought behind the request and more community outreach. Has it been proven multiple alternatives have been reviewed and the encroachment into a single family residence neighborhood the only plausible solution?**

Instead of rushing to make a recommendation before a deadline due to state statutes, it appears to be more prudent to recommend no and request the applicants to re-submit in 2019 when more collaboration and discussions can be done with citizens of the island to evaluate alternative solutions or improved language to their amendment proposal. **What is the urgency to approve now vs forcing this to go to a re-application for 2019?**

▪ Lastly, there is a theme that continues to highlight that this benefits the community, but the DSG, the 3 applicants at their informational meeting have all failed to articulate clearly **What are the benefits? Who benefits? How are are benefiting? What do Islanders benefit vs non Islanders?** I think it's very important for the commission to tell citizens specifics instead of this general blanket statement. I understand we are talking high level policy and zoning but there should be at least concise information as to who and how they think this is benefiting the island residents who will live with the consequence of such a change to the comprehensive plan that could potentially **allow more dangerous traffic in an area** that would sever a population essentially the size of two public schools. At any given time during morning commute hours as well as in the afternoon along Island Crest, just one school (Island Park) has already shown us what traffic can occur along a main artery. This is even with a high percentage of children using the public bus system where as the % of bus users within the 3 applicants is much lower.

- How does the planning commission justify the time, resources that would be needed to not only **develop a new zone designation** but also all the additional work and resources to enforce and manage a new zone? It seems that everything can be done under current zones today but requires much more thought and time to work through the process of getting variances and conditional permits. **Why is this a bad price to pay? It has not been articulated with actual examples why this is terrible other than the generalization it's harder, they can get away with more under residential codes that citizens wouldn't like? Where are the exact examples so these generalizations could be understood by the public? How have Islanders suffered at the hands of a private community facility on the island because they were able to develop on Residential Zoning with variances? Please highlight what was built under this variance and the negative results so I may understand why our current zoning is bad and does not work for these organizations.**
- As these are all "private business whether or not for profit or non-profit and facilities", **where is there a specific example that a real city of at least a minimum of 24,000+ citizens**

and 10,000 housing units+ but no more than 35,000+ citizens and 15,000+ housing units has executed a zone that ONLY serves “private community” businesses and facilities and been successful?

Please note, I am not looking for an example that mixes institutions such as private and public schools but a zone designation example that specifically matches what applicants and the DSG are proposing that caters specifically and to only private entities that require membership? At a minimum expectation, I would think that this would be a huge influence on the ability of the commission to make an informed decision on what to recommend.

- I’m very active and avid member of one of these applicants and do believe they need to redevelop and modernize their facilities but I am also a citizen of this city that advocates good governance to make smart well thought decisions that will have implications for many years to come. **Please help me understand the basis of this need for a new process or structure for review of development? Why can the residential codes which just went thru revision be amended for the exception of “public school or religious institutions”?** **Please help me understand why private schools would need their own separate zone or why a religious institution that is not at capacity in serving the needs of the island needs it’s own separate zone?**
- How will this process be structured so that other organizations do not methodically buy SFR that they know is zoned differently from their current zoning **that does not run along their property lines as evidenced by FASPS recent purchases in the last 4 years** in order to expand for facilities that **do not serve** or create a direct benefit to the majority of the islanders? While it may seem unfair to point to the membership of these applicants at the same time this needs to be a critical factor in deciding for the **justification of a need for a new zone and each applicant must be able to cohesively justify as well as individually justify their merits for the need?**
- In addition, the applicants have not show individual or cohesive renderings of what they can build currently vs what they would like to build for the future to provide visual comparison to Islanders of what issues they are facing. As traffic and safety is a major concern at this intersection, it would also be prudent that an outside consultancy with no bias to either the Island or the applicants be found in order to study this intersection to advise an independent number of how much traffic will be deemed as unsafe for the intersection both in congestion and safety to see if it matches the growth plans of the 3 applicants or exceeds this number
- **I ask that the Planning Commission carefully deliberate the urgency and need to make a positive recommendation on this issue now vs. asking the applicants as well as the rest of the public (island wide) to take more time to review and study this type of change to the comp plan and the potential impact Island Wide. It concerns me as it has not been made clear why a positive recommendation must be made now vs. allowing the issue to not be recommended, not pass and allowing the applicants and citizens of this island more time to address concerns by re-proposing next year or in the future.**

From: SC REAL ESTATE
To: [Evan Maxim](#)
Subject: Comments on Tonights Agenda
Date: Wednesday, June 6, 2018 3:50:04 PM

The following was posted on next door app that I want the committee and all commissioners to please be aware of that another resident has highlighted:

This is link to agenda including diagrams and plans what SJCC, Herzel and FASP are trying to do. The commission is positioning it as isn't it great these community organizations are collaborating together to create a master plan that serves community and their needs and not trying to cause more traffic and construction than is necessary. Which is a smokescreen statement.

This last post from daniel Thompson on the thread I started on the nextdoor app sums up what we are up against

I am afraid the citizens and neighbors are correct on their concerns about this proposal. This post is to explain why the proposed development at the JCC/FAS site is inconsistent with the neighborhood and traffic patterns, and why the proposed comprehensive plan amendment is a wolf in sheep's clothing.

First I want to thank Jenni Mechem for posting on this subject. I have been trying to get more Planning Commission and council members to post on ND and become part of the discussion. As Jenni notes Wednesday is the first view of the JCC's proposed development and the comprehensive plan amendment, and this review of both is just the beginning.

Second, I cannot stress enough to the neighbors and citizens who have posted on this thread the importance of organizing your neighborhood and becoming very vocal with the PC and council. Begin an email group and begin to organize, and become public. Use social media. You will be surprised at how quickly it will expand if someone just starts it. No one else is going to do this for you. I would strongly urge this group to pool their resources and hire a land use attorney to advise you, and

if you PM me I will give you some names of very good and aggressive land use attorneys. You don't have to just accept this because the city and a powerful developer tell you you do. I know that. I changed the entire residential, tree, and appeals and permitting ordinances along with a few other citizens. ND is your best friend, and council elections, and the city's and council desperation for a tax increase.

Third as a past critic of the PC I want to note what a good job this PC is doing in 2018 on a nearly impossible agenda/docket. From updating the critical areas ordinance to a new code enforcement ordinance to 14 proposed comprehensive plan amendments the PC's schedule has been punishing. Wednesday's agenda packet alone is nearly 100 pages of dense legalese. This is the first PC I have seen in some time that understands it represents the citizens and not the city, and that the DSG is just another interested party before the PC, and our city and DSG in the past have been huge proponents of increased development and density for the revenue.

Now I will address first the proposed development, and then the proposed comprehensive plan amendment.

Several posters have noted the obvious, the JCC would not need a code amendment and comprehensive plan amendment unless the proposed development did not fit within the existing code, and was consistent with historical uses of the property and the surrounding RESIDENTIAL neighborhood.

The scope of the proposed development is simply enormous, and basically is equivalent to placing a full sized middle school on the properties, without the public green spaces or fields. The development will occur in six stages, over many years.

First the FAS will build a much larger building across the street with underground parking, and the JCC will move the Jewish Day School

from Bellevue to a new building onsite. Next a new synagogue will be built onsite. In the fifth stage a new, second JCC will be built with two pools and two gyms that dwarfs the current building. When the construction is done the total square footage will have more than doubled, several single family homes will have been purchased and demolished despite the goals in the comp. plan to preserve our single family homes and address lack of housing on MI, and most of the mature trees and green spaces, especially along 40th, will have been removed.

Despite the fact private community facilities in the neighborhoods are suppose to be rare and usually, like the Beach Club, contain large green undeveloped areas, when this proposed construction is done it will resemble an industrial park, not unlike the Costco development in Issaquah.

Not only that the traffic at this intersection is some of the worst on MI due to WSDOT ramp metering eastbound, drive through commuter traffic, and just local traffic. I cannot imagine how a new traffic light exiting the JCC and FAS across the street won't be necessary at this location. Both my children attending preschool at the JCC and traffic and parking were terrible back then.

In my opinion this proposed development is completely inconsistent with our comprehensive plan and the surrounding residential neighborhoods, and begins a very slippery slope for every other private facility on the Island. It is inconceivable to me the DSG and city are proposing allowing single family homes to be demolished to expand a non-conforming private facility. I can only hope as this planning commission learns more it rejects this proposal.

Now let me turn to the wolf in sheep's clothing, the proposed comprehensive plan amendment that creates a "master plan" process for private facilities in our single family neighborhoods

without any concurrent or accompanying development regulations that are usually mandatory whenever the comp. plan is amended.

There are two critical land use documents required by the growth management act: the comprehensive plan and the development regulations. The comprehensive plan is written in a manner that non-lawyers can understand, and requires citizen participation. Basically it sets out the goals and vision we want for our Island. Not surprisingly, single family neighborhood "character and consistency", green spaces, and trees are three of the most cherished goals. The comprehensive plan contains a land use map that designates every property, its allowed use, and its zone.

The development regulations are technical and written in legalese. The growth management act generally requires the comp. plan amendment and the development regulations to be adopted concurrently, or at the same time, and to be consistent with each other because cities and councils have a bad habit of promising citizens one thing in the comp. plan and doing something else in the development regulations because increased development results in increased development revenues for the city.

This disconnect is what we saw with our past residential neighborhood development I spent four years exposing and changing, and our town center. In both cases the city and council blatantly ignored the promises in the comprehensive plan for the development revenue, and now this residual citizen anger is why the city cannot get a tax increase passed. Unfortunately when our council decides to sell our neighborhoods and town center for the revenue (in secret of course) it permanently damages the character and use of our Island, especially the neighborhoods.

The 2018 docket has an unusually large number of abusive comp. plan amendments

that originated from the past council and Bruce Bassett, Dan Grausz and Debbie Bertlin, three huge proponents of increased town center and neighborhood density. Their desire is to promise and enact what sound like innocuous comp. plan amendments without concurrent development regulations, and then later to adopt arcane, difficult to understand development regulations and "code interpretations" that are directly contrary to the promises in the comp. plan amendments.

To be fair this PC has so far done a very good job of shooting down these abusive comp. plan amendments, such as giving the council unbridled discretion to waive any town center development regulation or to raise building height, or to increase maximum house size for "green building" which would have gutted our recent residential development reforms.

This proposed comprehensive plan amendment that will apply to every single "private facility" on MI, including future private facilities that currently don't exist, wasn't originally the desire of the JCC but the city's DSG, in part because without such an amendment the JCC's proposed plan is not feasible. What this comp. plan amendment is really about is allowing development on private facilities throughout the Island that would never be allowed under our current code, and to create new private facilities in our neighborhoods that will swallow up single family homes, mostly to allow industrial and commercial developments and multi-family housing.

The first concern about this proposed amendment is its scope. It will apply to any "contiguous properties", which basically is any two combined lots, and is a huge loophole.

Second the language is just dishonest. The agenda packet states:

"Community Facilities are most appropriately located in the general vicinity of existing

facilities".

What "general vicinity" really means is new community facilities for any contiguous lots can be created where none exist now, swallowing up existing single family homes that are the bedrock upon which our comp. plan is based, along with the endless goal of some to upzone our neighborhoods to reduce minimum lots size and build "affordable" housing by which they mean multi-family housing.

A third but very common ruse is the statement that MI will soon run out of its mandated housing allotment under the GMA, and must plan for more housing. This is how we ended up with five story developments in the TC. In fact MI has met its goals under the GMA through 2035, and some on the council know our housing goals were inflated by past councils and the DSG to support upzoning our town center, and now our neighborhoods. If MI's housing goals are increased it is likely the council will vote to sue to lower them, and win. But what really angers me is the dishonesty. Rather than just say the city and council want to put condo and apartment buildings and other multi-family housing in the neighborhoods the council knows the citizens would adamantly object to we get these endless legal gymnastics as though the DSG and council know better than the citizens.

What these master plans are are the mixed use "planned" developments one sees on the Sammamish Plateau that contain commercial enterprises and apartments and condos, essentially expanding our town center into our neighborhoods. The point of the master plan and new development regulations is to remove the more restrictive zoning and development restrictions on height, use, and density in the neighborhood zones to allow multi-use development in the neighborhoods. Otherwise the JCC would not need a new development regulation, and the DSG would not need a new comprehensive plan amendment applicable to the entire Island, would they?

Anyone who reads the agenda packet will see there are no concurrent development regulations accompanying any of the innocuous sounding goals and comprehensive plan language, just a lot of pretty promises. I have spent four years battling our DSG and city and council and past planning commission over their lack of oversight and abuse of our development codes and comprehensive plan, both in the neighborhoods which are our most cherished goal, and the TC, and if there is one thing I can tell you it is you don't want our DSG and the developers to have "wide latitude" to create "master plans" for private community facilities in the neighborhoods that every one of us knows will be done in secret, create special regulations for these planned facilities, and will begin to erode what we cherish about our most cherished part of the Island, our neighborhoods and single family homes that are under constant attack. Especially when the city sees this development as revenue to a city claiming it is broke.

I raised these same concerns to the PC about the proposed comp. plan amendment to give the council the discretion to upzone our TC without any concurrent development regulations, and the proposal to allow maximum house size to increase 5% for "green building" which is an oxymoron since a larger house by definition is less green, and the PC recognized these wolves in sheep clothing and rejected them. There are still the arts council's proposals that don't have the teeth they did when proposed after the PC rejected the council's ability to upzone the TC, and one more Dan Grausz proposal on his last day to allow lots smaller than the zone's minimum in subdivisions to again create these "master planned" communities that have different development and zoning requirements than the surrounding neighborhoods..

Finally next November four council seats are up for election, and like every election before it the main issues will be residential and TC development, so join the fight. Organize, and

become public. Otherwise you will get screwed, and you already can sense this proposed development and comp. plan amendment are not designed to protect your neighborhoods, you, or make where you live better. They are designed to SELL your neighborhoods. Unfortunately no one trusts our city or council when it comes to development, for damn good reason.

From: SC REAL ESTATE
To: [Evan Maxim](#)
Subject: Proposed Expansion of SJCC, Herzel, French American School and Zoning Law Code Changes
Date: Monday, June 4, 2018 10:25:51 PM

Hi Evan

Your name and number was listed in the local next door app as the key coordinator in terms of getting emails to the Commissioners from local residents.

When you forward this, if you could so kindly keep me copied as I want to ensure they are reading my email.

It's come to my attention from another concern neighbor (as I was unaware) that the SJCC had a meeting recently to highlight to neighborhood that they are proposing an expansion. I have looked over the agenda for Weds 6pm City meeting where they will introduce current site plans and the proposed interactions of what they would like to do.

From reading it, it means the SJCC will buy from FASP their properties as well as couple more homes and then move to work with the city to get zoning of these homes and the empty 2 acre lot changed from residential zoning into "private community facilities" zoning.

I see FASP wants to swap locations with Herzel and build/expand there. While SJCC will expand and combine bigger SJCC facilities, a new Herzel and a new elementary school if they are able to rezone and take over the land proposed.

As you can imagine I am alarmed and concern by the growth plans for an area that is already congested at specific times of the days when school is session, camps are in session and when there is a major SJCC event. Even with staggered times the layout of E Mercer and I-90 does not change and it will be a nightmare for surrounding residents.

In addition, all the residents along SE 40th especially ones like me who have recently purchased homes at sky high prices did not buy these homes to have a residential street turn into something that no longer looks residential. This negatively affects the future value of my home to be up against a "tall security fence line" as described in the documents. It is one thing if the buyer purchased a home that already is adjacent to the perimeter of SJCC as they did this knowing it will be a "negative" in future resale of the home.

I payed premium prices and do not need to have such a negative attached to my home in the event I want to sell in the future because my home now sits on a street that is not aesthetically pleasing from residential feel and my house is one house away from a future security tall fence perimeter, baseball lights, and buildings.

The other concern is this proposal being advocated as a community benefit. This is for a select few who can afford the tuition of FASP. The FASP has a large student body and everyone knows many of those students come from off island. Even the SJCC preschool has off island families. However, this is not the biggest issue. You are not proposing a place like Mercedale Park or Homestead. Instead you are proposing new zoning to take over residential zoning for **private facilities that require payment for enjoyment and use**. This goes against the very nature of one of Mercer Island's principals in advocating more community minded spaces as well as the GOAL15 stating that Mercer Island will primarily remain a

single family low density residential community.

I would like the local residents in all streets surrounding the SJCC at least within 1 mile radius to be better informed by the city when they try to do these things so our voices can be heard and I'm fairly certain a majority of this neighborhood will be against such a large expansion plan.

Why must the FASP remain in this area for example? If SJCC really needs space then they should stop renting to FASP and take back the use of where FASP sits now then there is no need for expansion into residential space. There must be other locations that the FASP can look into going.

What is not clear to me and to other residents is the manner in which this is moving forward and how we can have our say to clearly let the city know that most of us neighboring this area do not want such expansion. We do not want more traffic congestion. We do not a residential street to change from looking like a residential street. Why must their facilities come all the way up against 40th St instead of staying sited behind these rows of homes?

Again, I would like my opinions known to the Commission as they happen to be holding this meeting when it is the end of the school year event at Northwood elementary and many of us parents with children cannot be at City Hall.

Thank you for your time.

Sabina

From: Shirley Chen
To: [Evan Maxim](#)
Cc: [SC REAL ESTATE](#); [ping zhao](#) [YHOO](#)
Subject: Proposed Expansion of SJCC, Herzel, French American School and Zoning Law Code Changes
Date: Tuesday, June 5, 2018 11:40:23 AM

Hello Evan,

Ping and I are living across the street from Sabina's house. Unfortunately we will have a conflict on Wednesday evening as Sabina mentioned of the elementary school event that we won't be able to go to the meeting. So we are writing to you hoping you could please deliver the same message to the planning Commissioners because we have exactly the same concerns as Sabina in regarding to the proposed the new zoning code.

We believe Sabina's email below speaking very well of our concerns and the potential negative impact to the neighborhood. Please let them hear our voice clearly and add our name in documentation as needed.

Thank you!
Shirley and Ping

From: SC REAL ESTATE <sabinachang@gmail.com>
Sent: Monday, June 4, 2018 10:26 PM
To: Evan Maxim <evan.maxim@mercergov.org>
Subject: Proposed Expansion of SJCC, Herzel, French American School and Zoning Law Code Changes

HI Evan

Your name and number was listed in the local next door app as the key coordinator in terms of getting emails to the Commissioners from local residents.

When you forward this, if you could so kindly keep me copied as I want to ensure they are reading my email.

It's come to my attention from another concern neighbor (as I was unaware) that the SJCC had a meeting recently to highlight to neighborhood that they are proposing an expansion. I have looked over the agenda for Weds 6pm City meeting where they will introduce current site plans and the proposed interactions of what they would like to do.

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As you can imagine I am alarmed and concern by the growth plans for an area that is already congested at specific times of the days when school is session, camps are in session and when there is a major SJCC event. Even with staggered times the layout of E Mercer and I-90 does not change and it will be a nightmare for surrounding residents.

In addition, all the residents along SE 40th especially ones like me who have recently purchased homes at sky high prices did not buy these homes to have a residential street turn into something that no longer looks residential. This negatively affects the future value of my home to be up against a "tall security fence line" as described in the documents. It is one thing if the buyer purchased a home that already is adjacent to the perimeter of SJCC as they did this knowing it will be a "negative" in future resale of the home.

I payed premium prices and do not need to have such a negative attached to my home in the event I want to sell in the future because my home now sits on a street that is not aesthetically pleasing from residential feel and my house is one house away from a future security tall fence perimeter, baseball lights, and buildings.

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What is not clear to me and to other residents is the manner in which this is moving forward and how we can have our say to clearly let the city know that most of us neighboring this area do not want such expansion. We do not want more traffic congestion. We do not a residential street to change from looking like a residential street. Why must their facilities come all the way up against 40th St instead of staying sited behind these rows of homes?

Again, I would like my opinions known to the Commission as they happen to be holding this meeting when it is the end of the school year event at Northwood elementary and many of us parents with children cannot be at City Hall.

Thank you for your time.

Sabina

From: Struckmi
To: [Evan Maxim](mailto:evan.maxim@mercergov.org)
Cc: [Alison VanGorp](mailto:alison.vangorp@mercergov.org)
Subject: Re: 2018 Comprehensive Plan & Commuter Parking Amendments - Public Hearing & Comment Schedule
Date: Tuesday, August 7, 2018 5:26:15 PM

Evan - fair enough.....

I appreciate the quick response and I guess the issue will be dealt w/ as needed. regards, Peter

-----Original Message-----

From: Evan Maxim <evan.maxim@mercergov.org>
To: Struckmi <struckmi@aol.com>
Cc: Alison VanGorp <alison.vangorp@mercergov.org>
Sent: Tue, Aug 7, 2018 5:23 pm
Subject: RE: 2018 Comprehensive Plan & Commuter Parking Amendments - Public Hearing & Comment Schedule

Dear Peter Struck,

A good question – I do not have a clear code/statute basis for an answer. I suspect this is a legal question that I can't give you certainty around.

From a practical standpoint, I can tell you that I would strongly recommend that the Council hold an additional public hearing if there was a desire to adopt a comprehensive plan amendment. You are correct that there is no draft amendment language upon which to comment on now.

Regards,

Evan Maxim

Interim Director of Development Services
City of Mercer Island Development Services
9611 SE 36th Street, Mercer Island, WA 98040
p: 206.275.7732
f: 206.275.7726

If you would like a public record, please fill out a public records request at <https://mercerisland.nextrequest.com/>.

From: Struckmi <struckmi@aol.com>
Sent: Tuesday, August 7, 2018 5:02 PM
To: Evan Maxim <evan.maxim@mercergov.org>
Cc: Alison VanGorp <alison.vangorp@mercergov.org>
Subject: Re: 2018 Comprehensive Plan & Commuter Parking Amendments - Public Hearing & Comment Schedule

thanks, Evan & Alison.

One quick follow-up on CP amendment #13 - to your comment about the City Council potentially adopting #13, could that be done w/o a Public Hearing since the Planning Comm intends to recommend "no adoption" OR because it's listed it's still technically part of the Public Hearing?? On one hand I would argue it's not a part of the Public Hearing as there are no documents posted to comment upon.

Perhaps a bit technical on procedure, but I just want to understand what can be done, as clearly the community is assuming #13 is dead in the water based on the PC's lack of recommendation.

thanks again, Peter

p.s. I know you don't speak for the Council on what may or may not do, but I just want to understand procedures they would need to follow.

-----Original Message-----

From: Evan Maxim <evan.maxim@mercergov.org>

To: Struckmi <struckmi@aol.com>

Cc: Alison VanGorp <alison.vangorp@mercergov.org>

Sent: Tue, Aug 7, 2018 4:00 pm

Subject: RE: 2018 Comprehensive Plan & Commuter Parking Amendments - Public Hearing & Comment Schedule

Dear Peter Struck,

I appreciate the comments – we will take another look at the links and get them squared away shortly.

I believe the Planning Commission intends to recommend that the City Council not adopt Comp Plan Amendment #13. The City Council will make the final decision after the Planning Commission has made their recommendation. In theory, the City Council could decide to adopt Comp Plan Amendment #13.

Regards,

Evan Maxim

Interim Director of Development Services

City of Mercer Island Development Services

9611 SE 36th Street, Mercer Island, WA 98040

p: 206.275.7732

f: 206.275.7726

If you would like a public record, please fill out a public records request at <https://mercerisland.nextrequest.com/>.

From: Struckmi <struckmi@aol.com>

Sent: Tuesday, August 7, 2018 2:27 PM

To: Evan Maxim <evan.maxim@mercergov.org>

Subject: Re: 2018 Comprehensive Plan & Commuter Parking Amendments - Public Hearing &

Comment Schedule

Evan -

In reviewing the documents on the "let's talk" website, I have the following comments:

- 1 - When you click on the tab for the Comp Plan amendments, 4-6, and then further click on #6 - the document that comes up is Comp Plan #9;
- 2 - When you click on the tab for Comp Plan amendment #7, and further click on the document, Comp Plan #6 comes up.
- 3 - I was unable to locate Comp Plan #7 although the 7/11/18 staff memo is available

Finally, just to confirm on Comp Plan Amendment #13, where there is no recommendation, I assume that one is "dead", or can the City Council still look to revive it??

Thanks, Peter Struck (mid-Island)

-----Original Message-----

From: Evan Maxim <evan.maxim@mercergov.org>

Cc: Robin Proebsting <robin.proebsting@mercergov.org>; Nicole Gaudette <nicole.gaudette@mercergov.org>; Alison VanGorp <alison.vangorp@mercergov.org>

Sent: Fri, Aug 3, 2018 5:07 pm

Subject: RE: 2018 Comprehensive Plan & Commuter Parking Amendments - Public Hearing & Comment Schedule

Dear Sir or Madam,

As a follow up to my email below, the City has launched the "Let's Talk Mercer Island" website.

This website provides links to several different subjects, including the proposed 2018 Comprehensive Plan amendments. The website is intended to serve as a public outreach, comment, and "virtual" public forum around the 2018 Comprehensive Plan amendments. I believe the website offers the kind of public outreach tools that I have heard requested by the citizens of Mercer Island, and I am excited to try out the new tool.

A couple of items to call to your attention:

- In my initial email I indicated we would "open" the public forum on August 15 – since the website is ready, we thought it best to open the public comment section now. Please feel free to post public comment for review by the Planning Commission
- We are continuing to add content and information to this website. Please check back periodically.
- You will need to sign in for public comments, to post a question, and for some of the other services (e.g. "Keep Informed"). You do not need to sign in to view any of the material.
- Please note that this is a pilot effort by the City. Consequently, we will be modifying the layout and content of this website as we continue to learn best how to use this tool. If you have constructive feedback, I would appreciate receiving an email or a comment.

We will continue to get the word out there about the website over the next few weeks.

Please – take a look and let me know what you think: <https://letstalk.mercergov.org/>

Regards,

Evan Maxim

Interim Director of Development Services
 City of Mercer Island Development Services
 9611 SE 36th Street, Mercer Island, WA 98040
 p: 206.275.7732
 f: 206.275.7726

If you would like a public record, please fill out a public records request at
<https://mercerisland.nextrequest.com/>.

From: Evan Maxim
Sent: Friday, July 20, 2018 11:17 AM
Cc: Robin Proebsting <robin.proebsting@mercergov.org>; Nicole Gaudette
 <nicole.gaudette@mercergov.org>; Evan Maxim <evan.maxim@mercergov.org>
Subject: 2018 Comprehensive Plan & Commuter Parking Amendments - Public Hearing & Comment
 Schedule

Dear Sir or Madam,

You are receiving this email because I have previously received an email from you regarding the proposed 2018 Comprehensive Plan Amendments and / or the amendments related to the Town Center Commuter Parking amendments.

The purpose of this email is to provide a brief update on the anticipated public hearing and public comment schedule before the Planning Commission.

Please note that the 2018 Comprehensive Plan amendments include several subjects, including policy discussions related to the Stroum Jewish Community Center / French American School / Herzl-Ner Tamid, Critical Area protections, Transportation Level of Service updates, Arts & Cultural policies, and others. A complete, compiled, list of all of the amendments will be posted on the City's website in early August; the amendments are also largely described in the Planning Commission Packet for July 18, [available here](#). I have also summarized the list of the amendments below my signature, on this email.

Online outreach. The City will be opening up a public outreach, comment, and "virtual" public forum (website) in early August – this is a "pilot" effort for the City, intended to facilitate communication. I am excited to try out this new tool – I think it will provide for improved contact between the community, Planning Commission, and the City. This website public forum will allow for online public comment starting on August 15 – comments posted on this site will be visible to the public and the Planning Commission. The public forum will also contain information related to each amendment, a brief presentation, and a Q&A section that will allow for staff responses to questions from the public.

Public hearings. The Planning Commission will also be hosting a public hearing on August 29, 2018, which will be continued to September 5, 2018. The hearings will start at 6PM, and will be located in the Council Chambers at City Hall (address below).

Email or written public comment. Email or written (hard copy) public comment may be submitted at any time during the Planning Commission's review, until the public hearing is closed (September 5).

- Emails. Please direct emails to any of the City staff copied above, and we will promptly forward the comments to the Planning Commission.
- Hard copy. Written (hard copy) public comment may be mailed to, or dropped off at, City Hall. Please mark to my attention. We will scan the hard copy and email it to the Planning Commission.

Regards,

Evan Maxim

Interim Director of Development Services
 City of Mercer Island Development Services
 9611 SE 36th Street, Mercer Island, WA 98040
 p: 206.275.7732
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2018 Comprehensive Plan Amendments:

- 1) Update the Land Use Element and Land Use Map for clarity and accuracy of map designations.
- 2) Update the Capital Facilities Element and Capital Facilities Plan in conjunction with the budget.
- 3) Update to the Transportation Element to address traffic modeling, level of service, non-motorized, and I-90 changes.
- 4) Addition of policy in support of participation in the King County Public Benefit Rating System.
- 5) Addition of goals and policies to the Land Use Element supporting the requirements of the City National Pollution Discharge Elimination System (NPDES) permit and supporting low impact development.
- 6) Addition of goals and policies to the Land Use Element supporting the cultural arts.
- 7) Addition of goals and policies to the Land Use Element pertaining to critical areas.
- 8) Creation of a new land use map designation "Private Community Facilities" or similar, for the properties currently occupied by the JCC, French American School, and Herzl-Ner Tamid.
- 9) Addition of goals and policies to the Land Use Element supporting disaster planning and recovery.
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From: Struckmi
To: [Evan Maxim](#)
Cc: [Alison VanGorp](#)
Subject: Re: 2018 Comprehensive Plan & Commuter Parking Amendments - Public Hearing & Comment Schedule
Date: Tuesday, August 7, 2018 5:02:09 PM

thanks, Evan & Alison.

One quick follow-up on CP amendment #13 - to your comment about the City Council potentially adopting #13, could that be done w/o a Public Hearing since the Planning Comm intends to recommend "no adoption" OR because it's listed it's still technically part of the Public Hearing?? On one hand I would argue it's not a part of the Public Hearing as there are no documents posted to comment upon.

Perhaps a bit technical on procedure, but I just want to understand what can be done, as clearly the community is assuming #13 is dead in the water based on the PC's lack of recommendation.

thanks again, Peter

p.s. I know you don't speak for the Council on what may or may not do, but I just want to understand procedures they would need to follow.

-----Original Message-----

From: Evan Maxim <evan.maxim@mercergov.org>
To: Struckmi <struckmi@aol.com>
Cc: Alison VanGorp <alison.vangorp@mercergov.org>
Sent: Tue, Aug 7, 2018 4:00 pm
Subject: RE: 2018 Comprehensive Plan & Commuter Parking Amendments - Public Hearing & Comment Schedule

Dear Peter Struck,

I appreciate the comments – we will take another look at the links and get them squared away shortly.

I believe the Planning Commission intends to recommend that the City Council not adopt Comp Plan Amendment #13. The City Council will make the final decision after the Planning Commission has made their recommendation. In theory, the City Council could decide to adopt Comp Plan Amendment #13.

Regards,

Evan Maxim

Interim Director of Development Services
City of Mercer Island Development Services
9611 SE 36th Street, Mercer Island, WA 98040
p: 206.275.7732
f: 206.275.7726

If you would like a public record, please fill out a public records request at <https://mercerisland.nextrequest.com/>.

From: Struckmi <struckmi@aol.com>
Sent: Tuesday, August 7, 2018 2:27 PM
To: Evan Maxim <evan.maxim@mercergov.org>
Subject: Re: 2018 Comprehensive Plan & Commuter Parking Amendments - Public Hearing & Comment Schedule

Evan -

In reviewing the documents on the "let's talk" website, I have the following comments:

- 1 - When you click on the tab for the Comp Plan amendments, 4-6, and then further click on #6 - the document that comes up is Comp Plan #9;
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Finally, just to confirm on Comp Plan Amendment #13, where there is no recommendation, I assume that one is "dead", or can the City Council still look to revive it??

Thanks, Peter Struck (mid-Island)

-----Original Message-----

From: Evan Maxim <evan.maxim@mercergov.org>
Cc: Robin Proebsting <robin.proebsting@mercergov.org>; Nicole Gaudette <nicole.gaudette@mercergov.org>; Alison VanGorp <alison.vangorp@mercergov.org>
Sent: Fri, Aug 3, 2018 5:07 pm
Subject: RE: 2018 Comprehensive Plan & Commuter Parking Amendments - Public Hearing & Comment Schedule

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A couple of items to call to your attention:

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content of this website as we continue to learn best how to use this tool. If you have constructive feedback, I would appreciate receiving an email or a comment.

We will continue to get the word out there about the website over the next few weeks.

Please – take a look and let me know what you think: <https://letstalk.mercergov.org/>

Regards,

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From: Evan Maxim

Sent: Friday, July 20, 2018 11:17 AM

Cc: Robin Proebsting <robin.proebsting@mercergov.org>; Nicole Gaudette <nicole.gaudette@mercergov.org>; Evan Maxim <evan.maxim@mercergov.org>

Subject: 2018 Comprehensive Plan & Commuter Parking Amendments - Public Hearing & Comment Schedule

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Please note that the 2018 Comprehensive Plan amendments include several subjects, including policy discussions related to the Stroum Jewish Community Center / French American School / Herzl-Ner Tamid, Critical Area protections, Transportation Level of Service updates, Arts & Cultural policies, and others. A complete, compiled, list of all of the amendments will be posted on the City's website in early August; the amendments are also largely described in the Planning Commission Packet for July 18, [available here](#). I have also summarized the list of the amendments below my signature, on this email.

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From: Struckmi
To: [Evan Maxim](#)
Subject: Re: 2018 Comprehensive Plan & Commuter Parking Amendments - Public Hearing & Comment Schedule
Date: Tuesday, August 7, 2018 2:27:33 PM

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Cc: Robin Proebsting <robin.proebsting@mercergov.org>; Nicole Gaudette <nicole.gaudette@mercergov.org>; Alison VanGorp <alison.vangorp@mercergov.org>
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From: Struckmi
To: [Evan Maxim](#)
Subject: Planning Commission Public Hearing 8/29
Date: Friday, July 20, 2018 6:57:29 AM

Evan:

I looked on the City calendar and there's no meetings scheduled for 8/29 so I don't know if the meeting/Public Hearing has been cancelled or if the calendar hasn't been scheduled that far out.

In either event, please respond w/ how the PC voted/advised the City on whether to re-schedule the 8/29 Public Hearing on Comp amendments.

Thanks,

Peter Struck (mid-Island)

From: Struckmi
To: [Evan Maxim](#)
Cc: [Julie Underwood](#); [Debbie Bertlin](#)
Subject: Planning Commission Meeting 7/18/18
Date: Wednesday, July 18, 2018 8:23:32 AM

Evan:

Unfortunately, I am unable to attend this evening's meeting due to prior business-related conflicts. I appreciate that you have put on the agenda to discuss moving the scheduled 8/29 Public Hearing to a later date. I know the City is juggling a number of issues right now and timing is tight, so clearly the easy solution is maintain the current date. However, by doing that the City will demonstrate a certain level of dismissiveness of what the community wants. I think that hurts the City's reputation with its citizens in the long run. Indeed, as the City has shown recently with the revised levy lift timetable, when things need to change, it happens!

I trust the right action will be taken.

Thank you,

Peter Struck (mid-Island)

From: Struckmi
To: [Evan Maxim](#)
Subject: Planning Commission
Date: Friday, June 15, 2018 7:49:09 AM

Good morning, Evan:

I was reading the draft minutes of the 6/6/18 PC meeting and had a couple of questions as it relates to CPA18-001 (Arts & Culture Comp Plan Amendment).

First, it was unclear what the next steps are for this proposed amendment. Will staff present another draft to the PC prior to the scheduled 8/29 Public Hearing OR will the public be expected to comment on the draft that was presented at the 6/6 meeting? Will there be another reading before the PC prior to 8/29? Please advise.

Second, it appears that the 8/29 date has not been considered to be pushed back to a later date to increase transparency and citizen input. Again, please advise.

Finally, please advise as what is the best (or appropriate) way to submit written comment to the PC. The last couple of meetings I have just sent an e-mail to you, but if there is another (preferred) method please advise.

Many thanks, Peter

Peter Struck, mid-Island

From: Struckmi
To: [Evan Maxim](#)
Cc: [Ali Spietz](#); [Julie Underwood](#)
Subject: Comment on Planning Comm Agenda for 6/6/18 - Agenda Item #4 (CPA 18-001) - Proposed Comp Plan #6
Date: Monday, June 4, 2018 9:46:44 AM
Attachments: [Public Comment Submitted to the City of Mercer Island Planning Commission 6-6-18.pdf](#)

Mr. Maxim:

As I am unable to attend in person this week's Planning Commission meeting, I am submitting the attached comment. Please enter into the record and circulate to PC members and other interested parties. (I thought there was a response portal on the City's website for electronic submission, but was unable to locate it.)

Many thanks,

Peter Struck (mid-Island)

**Public Comment Submitted to the City of Mercer Island Planning
Commission**

On (or before) June 6, 2018

By Peter L Struck

9130 SE 54th Street

With respect to:

Agenda Item #4: CPA18-001 – Arts Comprehensive Plan Amendment #6 -- Second meeting to review and discuss proposed Comprehensive Plan amendments prepared by the Arts Council, supporting the cultural arts:

- Seeks guidance on:
 - Any preliminary revisions or corrections on the draft amendment
 - Additional information that the Planning Commission (“PC”) will need to form a recommendation

Recommendation

I strongly urge the Planning Commission to **not recommend** this proposed Amendment to the City Council in its present form. It’s overreaching, creates additional issues for the City, and may be at odds with other parts of the Comp Plan, and overall community priorities.

Additional Information

- The recently published 2018 City of Mercer Island Community Survey may provide some level of perspective on how Islanders feel about these proposed goals:
 - In terms of “overall quality of life in the City” scored very highly suggesting that residents are not dissatisfied with the current level of services, etc.
 - In terms of overall satisfaction with specific City services, the closest category to incorporate activities that would include the proposed goals, “recreation programs & special events” ranked reasonably high again

- suggesting there is not a groundswell of concern for the current level of services.
- With respect to planning for the future, “recreation programs & special events” ranked towards the bottom in terms of what City services should receive the most emphasis over the next two years.
 - Taken together, these results strongly suggest that the Comprehensive Arts and Culture Plan prepared by the Arts Council may not, and probably is not, reflective of how the overall community values the arts.
 - *The PC should request that City staff undertake further work to better ascertain what the community truly wants and desires.*
 - *According to the most recent financial information provided by the City Finance Director the “1% for the Arts” available fund balance as of 12/31/17 is over \$182,000 and thus, the Arts Council should commission a statistically valid community survey to truly understand what Islanders want and can afford in terms of arts.*

General Observations & Comments:

- As proposed, the three goals would add to what many would consider an already unwieldy number of goals in the Land Use Element of the Comp Plan. At some point, perhaps now, the City needs to do an overall review of the Comp Plan for consistency and effectiveness. Most organizational gurus suggest once a list gets above seven or so, it is no longer realistic in trying to meaningfully achieve anything.
- Moreover, the Land Use Elements that currently exist seek to provide guidance on how the Mercer Island community will treat and develop its land. The proposed goals are not in large part “land use” oriented, but rather should be viewed as cultural in nature that is already covered under Goal #1 for the Town Center and Goal #19.9 for outside the Town Center with perhaps slight modifications.
- Since almost all of these activities and directives are listed verbatim as goals and policies in the Comprehensive Arts and Culture Plan a more simple and elegant treatment is to incorporate all of these actions similar to how the Parks and Rec plan is included (see Land Use Goal #19.2).

- *The PC should request City staff to explore other ways to incorporate this cultural goal into the Comp Plan.*

Specific Observations & Comments

- **Amend the Introduction, Section II Vision Statement Introduction:**
 - It is clear that adding the “Comprehensive Arts and Culture Plan” to existing plans already mentioned may create confusion about the nature of this Vision Statement. The three existing plans listed (Land Use Plan, Town Center Plan and Park and Open Space Plan) explicitly address broad land use issues while the Arts Plan only tangentially does. One could argue that this is a mission creep issue.
 - Further, these new goals could be at cross-purposes among the other referenced plans which in turn could create issues about priority of existing elements, create doubt among City employees and the City and its citizens, and most likely incur added expense that is of little or no productive value.
 - *The PC should request that City staff confirm that a detailed review of the existing Comp Plan and referenced documents provide crystal clear direction and priorities.*

- **Amend the Land Use Element, Section I Introduction:**
 - The proposed language creates a level of differential treatment in the Introduction between the arts and other educational and recreational opportunities by specifically referencing the Arts and Culture Comprehensive Plan to the exclusion of other activities.
 - *The PC should first suggest a simple revision in terminology as to what the correct reference name for the Arts and Culture Comp Plan is in the two Introduction statements, and then apply the same name to both.*
 - *The PC should either revise the Intro by deleting the sentence beginning “in 2019.....”, or in the existing first paragraph that begins “Parks, open spaces, educational and recreational opportunities” add the various planning documents such as the Park and Open Space Plan to afford equal treatment.*

- Amend the Land Use Element to create a new Goals 23 and 24 that Support the arts on Mercer Island and Nurture public art on Mercer Island:
 - These two goals can be easily combined into one goal to create a more transparent, precise and articulated vision for the arts.
 - Section 23.1 highlights two activities that are already being undertaken, and thus somewhat unclear as necessary here. With respect to “maintaining a citizen Arts Council” does the inclusion here either prohibit the Council from future action if it wishes to go another direction, and are other similar boards and commissions codified in the Comp Plan.
 - Section 23.2 discusses the promotion and coordination of various art organizations, partnerships, etc. One should question whether this activity reaches the level of a Land Use Element, or is it strictly an operational aspect that would be under the purview of the Arts Council’s mandate.
 - Section 23.3 should be expanded to incorporate items listed in Sections 23.4 and 23.5 such as a creative arts district, community performing arts center among others.
 - Section 23.4 should, at this juncture, be re-worded to “explore” rather than “implement” the feasibility of a creative arts district
 - Section 23.5 is concerning from a couple of perspectives. First, the vision of pursuing affordable housing for artists creates a priority that implies other groups who may be just as deserving such as first responders or teachers have a lower priority. Land Use Goal #5.3 already addresses this issue and there is no need to include here. Similarly, suggesting that buildings should provide for makers’ space, art space, etc. signals that this one community attribute should take priority over other uses. Finally, codifying the need for a community performing arts may prove to be very divisive for the community.
 - Section 24.1 could be easily incorporated into 23.1.
 - Sections 24.2, 24.3, 24.4 and 24.6 that seek to procure, maintain and incorporate public art can be collapsed into one sub-goal, or one could argue that this activity is already covered under Land Use Goal #19.9 that seeks to provide a broad representation of public art through cooperation with the Mercer Island Arts Council.
 - Section 24.5 seeks to preserve and codify a dedicated funding source. However, the Comp Plan is not a budget document and it is

inappropriate to specify a funding source, and still be consistent with the overall Comp Plan approach.

- *The PC should request that City staff do a major revision of these goals as outlined above.*

- Amend the Land Use Element to create a new Goal 25 Preserves Mercer Island’s Heritage:
 - In reviewing the Comprehensive Arts and Culture Plan, there is no evidence or support in that document which discusses the need for this goal and what it would purport to do. Moreover, the Comp Plan is a forward-looking document that seeks to provide guidance on how the community manages its’ resources. This goal, while laudable, is strictly backward looking and should be addressed in a different policy forum than the Comp Plan.
 - *The PC should challenge the appropriateness of this goal in the Comp Plan as well as request that the Art Council/City staff first define what “heritage” is being preserved. Is it archived copies of the Mercer Island Reporter, is it particular buildings (historic landmarks), or other “stuff”.*

In summary, there is a tremendous amount of additional work to be performed before an arts and culture goal is included in the Comp Plan. First, the PC should ask the City and Arts Council to validate its findings with a statistically sound community survey. Second, the current draft, as outlined above, has severe deficiencies that requires a more careful reading and revision to be consistent with the intent of a Comp Plan Land Use Element as well as being better integrated into existing goals.

From: Struckmi
To: [Evan Maxim](#); [Ali Spietz](#); [Julie Underwood](#)
Subject: Comment on draft Comp Plan Amendment #13
Date: Tuesday, May 29, 2018 10:19:55 AM
Attachments: [Public Comment Submitted to the City of Mercer Island Planning Commission 5-30-18.pdf](#)

Planning Director Maxim:

Attached is my public comment on the above-referenced matter. Since I am unable to attend the 5/30 Planning Commission meeting in person, I would appreciate if my written comment is entered into the record as well as circulated to Commission members prior to the meeting.

In addition, I read that there is a scheduled August 29th public hearing on all proposed Comp Plan Amendments for final review. I would highly recommend that the public hearing be re-scheduled for September for the following reasons.

- As you know, the month of August is traditionally the "vacation month" for Islanders and the City Council recognizes this by cancelling it's August meetings unless there is some pressing business; I do not see this hearing as a pressing need;
- By holding in August, one could interpret it as trying to stifle or limit public input; this goes against the City's stated desire to be more transparent and engaging with citizens;

In addition, regarding public input, if you group all proposed Amendments together and still limit a public appearance to 3 minutes is that appropriate? There are a number of proposed Amendments that could generate a great deal of citizen input.

Thank you,

Peter Struck (mid-Island)

Public Comment Submitted to the City of Mercer Island Planning Commission

On (or before) May 30, 2018

By Peter L Struck

9130 SE 54th Street

With respect to:

Agenda Item #1: CPA18-001 – Town Center Comprehensive Plan Amendment -- Introduction of the proposed amendment identified on the Comprehensive Plan docket as item No. 13 related to the Town Center. Allowing additional height in some Town Center subareas, in return for additional height allowances, or more specifically:

Develop goals and policies that would more closely tie Town Center height allowances to the encouragement of public amenities including an expedited procedure that would enable property owners/developers to get tentative approval of additional height allowances based on proposed amenities.

Observations & Comments:

- Is this Amendment truly necessary or does the City already possess the necessary powers to accomplish what the Amendment is asking for? Clearly, the existing Comp Plan recognizes the need for public amenities. The City should be asked to clearly outline, more specifically, what it is asking for and how existing rules and regs prohibit them from accomplishing that;
- The City, its Council and citizens just went through a two-year public engagement process to review and rewrite the Town Center development code. The effect of those changes is yet to be known as it appears to be too early to understand the consequences – intended or otherwise;
- Moreover, the City is in the midst of having to adopt a Transportation Concurrency Ordinance as stipulated by the Growth Management Hearings Board;
- Thus, to introduce and adopt Comp Plan #13 that essentially throws much of the prior work potentially out the window by allowing total flexibility in height allowances, etc. without any or very few constraints seems a bit irresponsible at the moment;
 - When one uses such imprecise language as “creative approaches” in a planning document it opens up a can of worms that can be interpreted as “pet projects” and other perhaps other ill-advised ideas;
 - Furthermore, the use of an “expedited approval procedure” suggests a circumvention of the normal review or “checks and balances”; one only has to recollect several (now disbanded or discredited) projects that might have gone forward; what’s the rush – no evidence is given!
 - It would be helpful if the City would enlighten its citizens with the types of “public amenities” which would qualify for such treatment; I believe such amenities would need to be *significant* ones based on a well-documented cost/benefit analysis that

one can readily conclude has benefit; parenthetically, I'm not sure that a piece of public art or fountain or small plaza would pass the significance threshold;

- On May 30, 2018, the staff is seeking Planning Commission guidance on:
 - A) The direction on the proposed amendment; and,
 - Suggest that this amendment be deferred until 2019 to allow the City to better understand the recent wholesale changes to the Town Center development code;
 - Barring that, see below
 - B) Additional information that the Planning Commission anticipates needing.
 - Suggest better definition of terms (and examples) for:
 - creative approaches – perhaps examples of “creative” vs. “non-creative” approaches would provide citizens and the Commission with a better understanding of this term;
 - expedited approval procedure – please outline what shortcuts are being taken or what is not being done or just given a cursory review, etc., or is expedited simply meant to imply that a project is put at the top of the pile over other existing projects/work which are then delayed;
 - public amenities – as noted above, these should have quantifiable significant public benefit as described in a well-publicized cost/benefit report;
 - tentative – I'm always leery of this term, because as we all know that a tentative approval in development essentially turns into a final approval (barring major blunders or changes);
 - How will the TCO will be integrated into this process, if at all;
 - The draft Comp Plan amendment seems to suggest there will be trade-offs in terms of development incentives vs. the value of the amenity; a priori, how will this be handled or will it be a haphazard “we'll know it when we see it approach”;
 - In terms of incentives or variances, the draft Amendment only speaks to building heights, but it appears to beg the question of whether other secondary or tertiary effects may be considered; for example, if a developer is authorized a variance of adding X number of stories in excess of the existing Comp Plan/City Code, could there be another variance for the amount of parking, etc. The City should be asked to enumerate, in advance, all possible incentives (and secondary/tertiary effects) that could be used to trade for various public amenities;
 - Could the vast majority of the Town Center be upsized, or will there be a limit on the % of property available to be upsized; if so, how will that be monitored – first come, first serve?
 - Under the expedited approval process, what is being “given up”, if anything; should developers pay a premium like most businesses charge for such special or preferred treatment;

In summary, I understand the thrust of the proposed Amendment. However, on a closer or more critical inspection it's unclear that the Amendment is even needed. Furthermore, if needed, there needs to be much more policy work to establish the ground rules, and to fully understand the breadth and width of the intent. Without such input, such an Amendment could be used to circumvent in a material way the recent two-year public process to establish new rules for Town Center development.

From: Vickie Carper
To: [Evan Maxim](#)
Subject: Please forward to the PC meeting tonight
Date: Wednesday, June 6, 2018 4:49:42 PM

Re: JCC expansion and Traffic

I live off E. Mercer way and take the E. Mercer Way exit several times a day from Bellevue. I try to avoid that exit around 3 pm, when the french american parents pick up their kids. Traffic backs up onto the off ramp and it takes several lights to just clear the ramp. Its already very slow and I can't imagine what's its going to be like with more people/ traffic with expanding that area.Its already very congested.
A major traffic revision **MUST** be planned or we will have gridlock in that intersection!

Thanks for allowing input,

Vickie Carper
9829 se 42nd pl (E. Mercer way and 42nd)

From: Winky Lai
To: [Evan Maxim](#)
Subject: Re: Amendment to the Comprehensive Plan Documents - Private Community Facilities
Date: Wednesday, August 22, 2018 8:46:20 AM
Attachments: [3716 E Mercer.png](#)

Dear Mr. Maxim - if you would kindly forward this email to Mr. Reynolds regarding my concerns to the Amendment to the Comprehensive Plan - Private community facilities proposal. Thanks

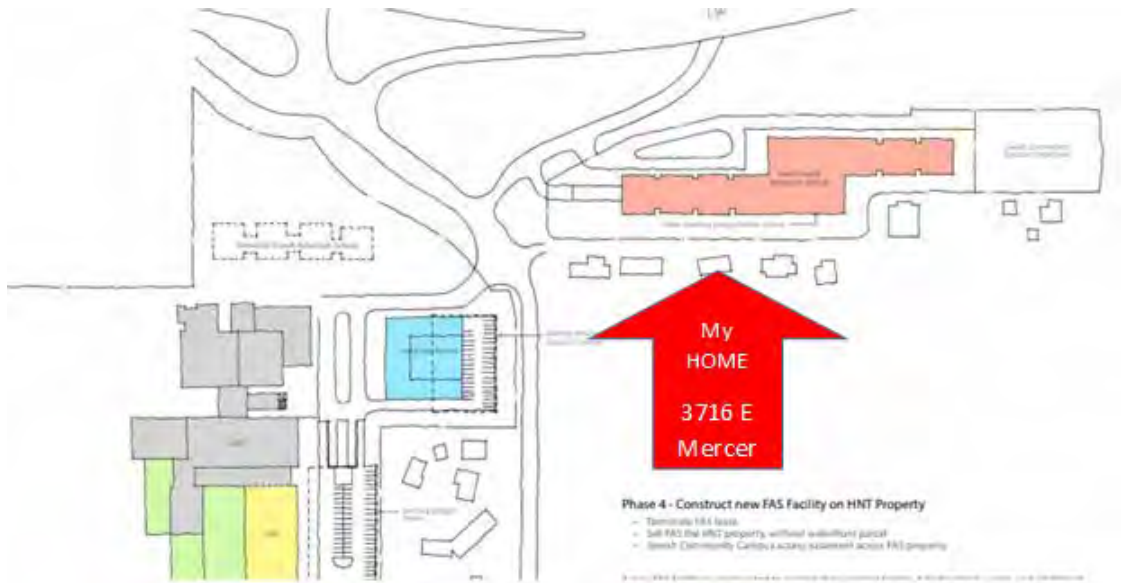
Winky Lai

3716 E Mercer Way

Dear Mr. Craig Reynolds,

My name is Winky Lai and my home is located at 3716 E Mercer Way adjacent to the HNT. As you can imagine – the surprise that I got when several neighbors knocked on my door to inform me about the comp plan development back in June, about 2 days prior to the June 6, 2018 Planning Commission regular meeting at the City Hall. I have to admit, my jaw dropped and I was appalled for several reasons:

1. Why am I only learning about this huge development that I will be staring at from my living room only from another concerned neighbor instead of from the city or organization who is orchestrating this development? I've noticed that in their detailed 5 stage proposed plan – they even drew my house on their plan and yet no one from these organizations bothered to reach out to us to inform us or attempt to engage us in any sort of discussion of how their project will impact us and how they can help to alleviate concerns that we may have regarding the project.
2. Why is there such a secrecy around the creation of this new zoning? Why was I not notified by the city or the organizations involved (JCC/Herzel/FASPS) about this proposed new zoning considering these new development is within yards from my living room windows (as you can see, the developer even included my house in their plan). Based on the planning documents from the developer, this detail plan had been in development for over a year but no one had ever reached out to us to discuss the impact and care about our concerns
3. This experience is significantly different from other places I have live in, I own other property in Seattle and I would receive mailing from the city when a zoning change is proposed in the general neighborhood. I did not receive anything regarding the proposed new zoning here for a development that is right in front of my house.



Here are the concerns that I have with this proposed creation of this new zoning

1. **The vagueness of the proposed new zoning** - after reading the detail plan and talking to both representatives from the planning commission and the private developer from the conglomerate – my take away was that
 - even though they have a plan they've been working on for the past 12 months with detail stages of developments, the developer and the city staff emphasized that I really should pay no attention to their proposed 5 stage plan they have because the final development may not look anything like the plan
 - so basically “trust us” and let us push this new coding through with absolutely no detail about the size or nature of these development
 - If I was told to ignore the 5 stage plan, so on what premise is the new zoning being approved on? How can I ask meaningful questions and voice my concerns on the possible impact if the 5 stage plan is not really the plan
 - I feel like I am being asked to sign a blank cheque and the fine prints will be added later and that is NOT a good feeling because this is a home that we plan on staying and raise my child in.
2. **The very deceiving term they chose to name the new zoning, the phrase “private community zone”**, the emphasis on “community” is very misleading. To me, what a “community” means is where resident live, where their children congregate and where local residents of Mercer Island have free/ priority access to such a gathering place – places such as the Mercer Island Community Center, where residents of MI have first access and reduced fees for programs. Personally, my family are members of the SJCC and we do enjoy the proximity to the facility but it is merely a business where we get access to it because we pay a monthly fee and there was no special consideration / discount for MI residents that I know of. To me, it is no different than any health club where you gain access by paying a fee. So emphasizing the “community” aspect of the these private organizations is inappropriate and deceiving. The more appropriate title for the zoning would be “private business multipurpose zone”.
3. **Impact to adjacent residents during the construction phases** and what are the ways to mitigate the problem and why are the neighbors in the adjacent houses (such as myself) who are going to be directly impacted for an extended period of time not being involved in the decision making process? Issues such as:
 - a. Noise
 - b. Dust
 - c. Light
 - d. Traffic
 - e. Security

- f. Operating hours of construction site
4. Issues after the construction phase:
- a. **Traffic**
 - i. The traffic during the morning and afternoon drop-off/pickup at the JCC and FASPS is already causing a lot of traffic backup on E Mercer Way. With the proposed increased population at both the added Jewish day school, doubling of the SJCC facility, the HNT, the added high school at the FASPS – what kind of traffic impact study had been done? What is the proposed new population vs. the existing population? How are they proposing to mitigate the increase in traffic?
 - ii. Cost of road maintenance & repair due to increased traffic? Who is paying for the added costs?
 - iii. Need improve signage to prevent a lot of the off island traffic coming to this conglomerate creating excess wear & tear on private roads where the local residents are financially responsible for
 - b. **Safety**
 - i. With increased vehicle and foot traffic from the increased population to these conglomerates, traffic safety is definitely a concern especially during winter months when it gets dark early. In my experience as a pedestrian, the crossing across E Mercer at the junction – only about 60% of the car stops for pedestrians especially in the winter months. The crossing is extremely poorly lit and cars coming off the exit or coming towards the I-90 exit from E Mercer regularly travels at excessive speed.
There are two fold concerns here:
 - in the existing configuration with pedestrians are local residents, a lot of SJCC staff parking at the HNT, kids going from SJCC to HNT or dock at the HNT for activities → there should be better lighting & signal / pedestrian cross aid such as pedestrian activated flashing light should be considered before a serious accident happens at that corner
 - After the new development, from what I was told the FASPS students will be using the ball field / gym facility at the SJCC (west side of E Mercer Way) – there need to be a safe way to allow pedestrian to get across this intersection while maintaining the residential look of the area. I DO NOT WANT TO SEE A CROSS OVER PEDESTRIAN BRIDGE – this would completely ruin the appeal of the neighborhood and turning it into something that people did not sign up for when they chose Mercer Island as their neighborhood.
 - c. **Security**
 - i. With the proposed high school and possible boarding school – what is the around the clock security measure?
 - ii. Who is going to fund the increased police / fire department that is needed to support these private businesses?
 - d. **Property damage with increased traffic flow on side / private street** – I’ve lived in our house for about 4 years now and every time there is an event at JCC/Herzel/FASPS, I would notice increase traffic on our street because inadvertently a lot of the visitors to those events would take the wrong turn and come down our street to look for parking. Unfortunately, my house is located right before the street takes a steep drop towards the water and most of these traffic ended up making U-turn on my driveway. This not only creates a lot of excess wear on my driveway and the private road but those traffic have already caused numerous amount of property damage to my property: planters, plants, anything around my driveway etc, you name it, when they make the tight turn on our one lane road. I cannot imagine how much more damage I would sustain as a result of this development with significantly increased traffic. How is the conglomerate going to address this and compensate the neighbors for the property damage and road repair that is a direct result of their visitors?
 - e. **More unsightly, unmaintained shrubbery** – We’ve been in our house for about 4 years and during this time, there was zero maintenance done by HNT on the shrubberies dividing their parking lot and our street. This creates visibility, safety and

security issues. As a result of my experienced, I have no confidence that the new conglomerate will voluntarily maintain the bordering shrubberies / boundary structures. This should be made part of the zoning requirement for them to maintain their border appearance because of how it would affect the value of the neighboring residences and I recommend that they should also post on the exterior of their property the contact information to address the maintenance on the exterior property appearance so neighbors can easily have access to this information and call when needed.

As a final note, I wanted to tell you a little bit about myself and why we chose Mercer Island as the place to raise our family. Both my husband and I came from another country and we have lived in different parts of the US including the south, the mid-west, and different places along the Pacific Northwest. Our jobs led us to the Greater Seattle Area and we have lived in different cities in the area including Mill Creek, Seattle and West Seattle. Like ourselves and many of our friends and friends of our child and their family, who are mostly professionals such as engineers and physicians, we chose Mercer Island because it has great schools, the proximity to the city and most important of all, it has the feel of a quaint, close-knit little town that we get to escape to everyday with our family and feel safe. We chose Mercer Island because it has that small town feel whilst still allow us to go about our day-to-day life such as our jobs and travels in a reasonable commute. The decision has led us to paying more for a house on the island than most of the Greater Seattle Area and we're very aware of that and have chosen to do so because of the aforementioned reasons. I really hope that as a representative for the Island residents, you would seriously consider how this comprehensive plan zoning change is going to impact Mercer Island as a whole and not just at this little Northeast corner of the Island.

If we allow the developers to dictate how this zoning is going to look instead of having the residents be involved in the process, I am afraid that Mercer Island would lose it's charm and just become another over developed town with big commercial buildings everywhere. As a concerned resident of Mercer Island, I ask that you would represent us and ask the tough questions prior to letting this new zoning push through without considering the long term impact to Mercer Island as a community. The lack of specifics, the lack of impact study and mitigation plans on traffic, safety, security, overall neighborhood impact, and responsibilities for the added resources should not be overlook and should not be allowed to push through the zoning process at the developer's convenient.

Last but not least – thank you for your time in reading my letter and I hope that we work together to maintain Mercer Island as a community for people who live here instead of other private businesses who wants to make a quick buck.

Warmest Regards,

Winky Lai & Suresh Krishnamoorthy
3716 E Mercer Way

Didi Qiu

Phone: 206-519-8888

Email: didiqui@yahoo.com

Date: 6-20-2018

My Comments on SJCC/HERZEL/FASP Zoning and Expansion Project:

- 1) I move in to this Mercer Island home on July of 2016. I am at 9755 SE 40th St.
- 2) I was informed by a neighbor about this project on June 5th. And I attended the city hall meeting on June 6th and I was surprised to hear about this project and the impact that the project will bring.
- 3) I lived very closed to SJCC/HERZEL/FASP community center. I have two young kids and considered the size of this project, the impact of this project will bring would greatly affect all of our daily life.
- 4) I have noticed there are many strangers in and out of my neighborhood. Upon checking with them, I realized that they all come to use the SJCC/HERZEL/FASP community center swimming pool. They would come to the swimming pool and drop off their kids off at the pool. And then the adults will be taking strolls at the neighborhood but they aren't live here. If this project does go through, I don't know how many of such people is going to be appear in our neighborhood.
- 5) We only have one entrance and exit on this street. If this project does go through, the street will be congested and it would greatly impact my way of travel and making life more miserable for me and my family.
- 6) If this project does go through, the center will likely to held big event or big gathering from time to time, the noise that those events and gatherings produced will greatly impact my daily life and making life more miserable for me and my family and even the entire neighborhood
- 7) Just a few days ago I heard that the two houses right across my home has been purchased by SJCC/HERZEL/FASP, I was very surprised. This can only indicated that the center has already planned out their expansion plan way ahead of the zoning approval from the city.
- 8) I hope that the city will email and mail the content of each city hall discussion on this Zoning and Expansion project to all people currently resided in this neighborhood.
- 9) Finally, I against the new Zoning proposal and am deeply concerned the impact it will bring to Mercer Island and my neighborhood.

From: Cheryl D'Ambrosio
To: [Evan Maxim](#)
Subject: Letter to Bruce Bassett
Date: Friday, July 27, 2018 6:08:47 PM

Dear Bruce Bassett – City Council

I am a 26-year resident of Mercer Island. My husband, stepdaughter and I live right across the street from the JCC and French American School of Puget Sound, and next to the Herzl-Ner Tamid. I recently retired from Boeing, after working there for 33 years. I have looked forward to having my senior days here at home, doing artwork with my stepdaughter, watching my husband's garden grow and catching up on things I never had time to do.

Over the years, our home has been one where we regularly have to listen to leaf blowers for hours upon end in both parking lots and our neighbor's side street due to covenants. The parking lots at the JCC/FASPS/Herzl-Ner Tamid are frequently used late at night by "visitors" who have loud get-togethers. Our little side street (address: 3712 E Mercer Way), which has a sunken entrance, is not seen by those who come and go into the JCC/FASPS and as a result we are frequently "nearly hit" by cars exiting the JCC every day. And those who walk from the JCC to Herzl-Ner Tamid, or to visit the playground hill often use a dirt path (on our sunken side street) instead of the sidewalk to traverse back and forth. The problem with that is that drivers from our side street cannot see people who are ready to step out from behind a bush onto our side street and it is a very risky situation for these pedestrians. It's especially dangerous for little kids who dart out from behind the bushes. This happens every day and every evening there is an activity.

Safety issues, traffic congestion and chronic noise are three things that are difficult to incorporate into daily living. The thought that these things are going to increase due to the desire to add additional participants and programs, no matter the building footprint, just makes me feel that our city leaders are not in understanding of what is happening in our neighborhood.

So, I would like to invite you to visit our home for an espresso and see what I am talking about. Allowing grandiose plans and changes within a neighborhood that is already crazy with safety issues, traffic congestion and chronic noise is just not being kind to the tax-paying, voting residents.

Please contact me for further information and for a time to come by for an espresso!

Cheryl D'Ambrosio
3712 E Mercer Way
Mercer Island, WA 98040
Email: dambrosiocheryl@gmail.com

From: Cheryl D'Ambrosio
To: [Evan Maxim](#)
Subject: Letter to Jennifer Mechem
Date: Friday, July 27, 2018 6:08:13 PM

Dear Jennifer Mechem – Planning Commission

I am a 26-year resident of Mercer Island. My husband, stepdaughter and I live right across the street from the JCC and French American School of Puget Sound, and next to the Herzl-Ner Tamid. I recently retired from Boeing, after working there for 33 years. I have looked forward to having my senior days here at home, doing artwork with my stepdaughter, watching my husband's garden grow and catching up on things I never had time to do.

Over the years, our home has been one where we regularly have to listen to leaf blowers for hours upon end in both parking lots and our neighbor's side street due to covenants. The parking lots at the JCC/FASPS/Herzl-Ner Tamid are frequently used late at night by "visitors" who have loud get-togethers. Our little side street (address: 3712 E Mercer Way), which has a sunken entrance, is not seen by those who come and go into the JCC/FASPS and as a result we are frequently "nearly hit" by cars exiting the JCC every day. And those who walk from the JCC to Herzl-Ner Tamid, or to visit the playground hill often use a dirt path (on our sunken side street) instead of the sidewalk to traverse back and forth. The problem with that is that drivers from our side street cannot see people who are ready to step out from behind a bush onto our side street and it is a very risky situation for these pedestrians. It's especially dangerous for little kids who dart out from behind the bushes. This happens every day and every evening there is an activity.

Safety issues, traffic congestion and chronic noise are three things that are difficult to incorporate into daily living. The thought that these things are going to increase due to the desire to add additional participants and programs, no matter the building footprint, just makes me feel that our city leaders are not in understanding of what is happening in our neighborhood.

So, I would like to invite you to visit our home for an espresso and see what I am talking about. Allowing grandiose plans and changes within a neighborhood that is already crazy with safety issues, traffic congestion and chronic noise is just not being kind to the tax-paying, voting residents.

Please contact me for further information and for a time to come by for an espresso!

Cheryl D'Ambrosio
3712 E Mercer Way
Mercer Island, WA 98040
Email: dambrosiocheryl@gmail.com

From: Cheryl D'Ambrosio
To: [Nicole Gaudette](#); [Evan Maxim](#)
Subject: Fwd: Walking path for children
Date: Monday, July 16, 2018 7:31:30 PM

Hello Nicole and Evan,
As I mentioned to you in this evenings meeting, I am extremely concerned about safety.

Below is my most recent communication regarding safety which is a top issue. I haven't heard back on this but hope to.

Sincerely,
Cheryl D'Ambrosio

----- Forwarded message -----

From: Cheryl D'Ambrosio <dambrosiocheryl@gmail.com>
Date: Fri, Jul 13, 2018 at 6:06 PM
Subject: Walking path for children
To: shoshanah@sicc.org

Hello Shoshana,
I wanted to share my concern about the safety of the children and their counselors who walk across E Mercer Way.

Over the years I've mentioned this to several of the counselors but I guess I am not very good about making my point. It seems as though the walkers are always using a well-worn path instead of the formal sidewalks. And climbing on rocks along the way. Using this dirt path means the walkers can't be seen by residents who are driving up and down the side street. At some point, a driver will not see the pedestrian.

I can show you exactly where the issue lies and would love to brainstorm a way to improve the safety of the children and counselors.

Let me know when a good time would be for you to talk about this safety issue.

Sincerely,
Cheryl D'Ambrosio (neighbor)

From: Julie Garwood
To: [Evan Maxim](#)
Subject: Proposed Amendment
Date: Thursday, June 14, 2018 3:36:18 PM

Evan,

I am a resident of Mercerwood and am writing to ask that my name and email address is added to your communication list for any notifications concerning meetings, notices or developments regarding the Proposed Amendment to City Zoning. Our family lives at 9772 SE 41st Street, Mercer Island. I spoke at the recent Planning Commission meeting and am opposed to the proposed changes that are being considered. I understand from an email to neighbors from Sabina Chang, that only those residents who are included on your contact list will receive such notifications. Please ensure that my name is added to your list, effective immediately.

Best regards,

Julie Garwood
Cell: (206) 396-8701
Email: juliegarwood@qwestoffice.net

From: Katie Kendall
To: [Nicole Gaudette](mailto:Nicole.Gaudette@mercergov.org)
Cc: [Rich Hill](mailto:Rich.Hill@mercergov.org); [Ed Weinstein](mailto:Ed.Weinstein@mercergov.org); [David Cutler](mailto:David.Cutler@mercergov.org); [Ellen Steinberg](mailto:Ellen.Steinberg@mercergov.org); [Evan Maxim](mailto:Evan.Maxim@mercergov.org)
Subject: Re: Mercer Island Comp Plan Amendment - June 6th Planning Commission Meeting?
Date: Wednesday, May 23, 2018 3:11:43 PM

Nicole,
Do you need anything else from us today to finalize the packet or will you accept the changes of the document?

Sent from my iPhone

On May 23, 2018, at 2:55 PM, Nicole Gaudette <nicole.gaudette@mercergov.org> wrote:

These look good. I appreciate your review! I will review these with Evan and let you know if we propose further changes.

From: Katie Kendall <kkendall@mhseattle.com>
Sent: Monday, May 21, 2018 11:01 AM
To: Nicole Gaudette <nicole.gaudette@mercergov.org>; Rich Hill <rich@mhseattle.com>; Ed Weinstein <edw@weinsteinau.com>; David Cutler <dcutler@northweststudio.com>; Ellen Steinberg <ellens@weinsteinau.com>
Cc: Evan Maxim <evan.maxim@mercergov.org>
Subject: RE: Mercer Island Comp Plan Amendment - June 6th Planning Commission Meeting?

Nicole,
Here are our proposed edits to the Comprehensive Plan Amendments. I have tracked the changes from the version you sent us last week. After your review, we can accept all changes and finalize for the 5/23 packet.

Please let us know if you have any questions or comments.

Thanks,

Katie Kendall
Attorney-at-Law

McCULLOUGH HILL LEARY, PS
701 FIFTH AVENUE, SUITE 6600
SEATTLE, WA 98104
DIRECT: 206.812.6964
TEL: 206.812.3388
FAX: 206.812.3389
KKENDALL@MHSEATTLE.COM
WWW.MHSEATTLE.COM

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From: Nicole Gaudette [<mailto:nicole.gaudette@mercergov.org>]
Sent: Wednesday, May 16, 2018 8:10 AM
To: Rich Hill <rich@mhseattle.com>; Ed Weinstein <edw@weinsteinau.com>; David Cutler <dcutler@northweststudio.com>; Ellen Steinberg <ellens@weinsteinau.com>; Katie Kendall <kkendall@mhseattle.com>
Cc: Evan Maxim <evan.maxim@mercergov.org>

Subject: RE: Mercer Island Comp Plan Amendment - June 6th Planning Commission Meeting?

That is great. Thank you

From: Rich Hill <rich@mhseattle.com>
Sent: Tuesday, May 15, 2018 5:16 PM
To: Nicole Gaudette <nicole.gaudette@mercergov.org>; Ed Weinstein <edw@weinsteinau.com>; David Cutler <dcutler@northweststudio.com>; Ellen Steinberg <ellens@weinsteinau.com>; Katie Kendall <kkendall@mhseattle.com>
Cc: Evan Maxim <evan.maxim@mercergov.org>
Subject: RE: Mercer Island Comp Plan Amendment - June 6th Planning Commission Meeting?

Nicole –

Sorry for not getting back to you. We are planning to get you proposed language by 5/23 – indeed, by 5/21 so that you can review and comment. So, yes, let's plan on the June 6 meeting.

Rich

G. Richard Hill
Attorney at Law
McCullough Hill Leary, PS
701 Fifth Avenue, Suite 6600
Seattle, Washington 98104
Tel: 206.812.3388
Fax: 206.812.3389

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From: Nicole Gaudette <nicole.gaudette@mercergov.org>
Sent: Tuesday, May 15, 2018 1:17 PM
To: Rich Hill <rich@mhseattle.com>; Ed Weinstein <edw@weinsteinau.com>; David Cutler <dcutler@northweststudio.com>; Ellen Steinberg <ellens@weinsteinau.com>; Katie Kendall <kkendall@mhseattle.com>
Cc: Evan Maxim <evan.maxim@mercergov.org>
Subject: RE: Mercer Island Comp Plan Amendment - June 6th Planning Commission Meeting?

Good afternoon. I have not heard back about which meeting you could attend. The June 20th agenda is very full. We could still go to the planning commission on that date, but it will be a late night. If we aim for the June 6th agenda, I will need your draft language and any additional information you want to present to the planning commission by May 23rd.

I have attached the draft potential comp plan amendment language that I provided at our last meeting. Please review and revise as you see fit to meet the intention of your proposed comp plan amendment.

Please let me know what meeting you would like to attend, and send me the materials you would like to include in the planning commission's packet as far ahead of the meeting as you can.

Thank you,
Nicole

From: Nicole Gaudette
Sent: Monday, April 30, 2018 5:01 PM

To: 'Rich Hill' <rich@mhseattle.com>; Ed Weinstein <edw@weinsteinau.com>; 'David Cutler' <dcutler@northweststudio.com>; 'Ellen Steinberg' <ellens@weinsteinau.com>; 'Katie Kendall' <kkendall@mhseattle.com>

Subject: Mercer Island Comp Plan Amendment - June 6th Planning Commission Meeting?

All,

At our last meeting we talked about going to the June 20th planning commission meeting to present draft comp plan language. The June 20th meeting agenda is packed with other items which could result in a very long night. The June 6th meeting is available. Would you be ok with presenting the draft language at the June 2nd meeting? Your proposed draft language and any documentation that you want to provide to the planning commission would need to be provided to me by Wednesday, May 23rd so I will have time to assemble the planning commissions packet.

*Nicole Gaudette, Senior Planner
Development Services Group
City of Mercer Island
9611 SE 36th Street
Mercer Island, WA 98040
(206) 275-7719
nicole.gaudette@mercergov.org*

From: Katie Kendall
To: [Nicole Gaudette](#); [Rich Hill](#); [Ed Weinstein](#); [David Cutler](#); [Ellen Steinberg](#)
Cc: [Evan Maxim](#)
Subject: RE: Mercer Island Comp Plan Amendment - June 6th Planning Commission Meeting?
Date: Monday, May 21, 2018 11:01:30 AM
Attachments: [Comprehensive Plan Amendments 052118.docx](#)

Nicole,

Here are our proposed edits to the Comprehensive Plan Amendments. I have tracked the changes from the version you sent us last week. After your review, we can accept all changes and finalize for the 5/23 packet.

Please let us know if you have any questions or comments.

Thanks,

Katie Kendall
 Attorney-at-Law

McCULLOUGH HILL LEARY, PS
 701 FIFTH AVENUE, SUITE 6600
 SEATTLE, WA 98104
 DIRECT: 206.812.6964
 TEL: 206.812.3388
 FAX: 206.812.3389
KKENDALL@MHSEATTLE.COM
WWW.MHSEATTLE.COM

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From: Nicole Gaudette [mailto:nicole.gaudette@mercergov.org]
Sent: Wednesday, May 16, 2018 8:10 AM
To: Rich Hill <rich@mhseattle.com>; Ed Weinstein <edw@weinsteinau.com>; David Cutler <dcutler@northweststudio.com>; Ellen Steinberg <ellens@weinsteinau.com>; Katie Kendall <kkendall@mhseattle.com>
Cc: Evan Maxim <evan.maxim@mercergov.org>
Subject: RE: Mercer Island Comp Plan Amendment - June 6th Planning Commission Meeting?

That is great. Thank you

From: Rich Hill <rich@mhseattle.com>
Sent: Tuesday, May 15, 2018 5:16 PM
To: Nicole Gaudette <nicole.gaudette@mercergov.org>; Ed Weinstein <edw@weinsteinau.com>; David Cutler <dcutler@northweststudio.com>; Ellen Steinberg <ellens@weinsteinau.com>; Katie Kendall <kkendall@mhseattle.com>
Cc: Evan Maxim <evan.maxim@mercergov.org>
Subject: RE: Mercer Island Comp Plan Amendment - June 6th Planning Commission Meeting?

Nicole –

Sorry for not getting back to you. We are planning to get you proposed language by 5/23 – indeed, by 5/21 so that you can review and comment. So, yes, let's plan on the June 6 meeting.

Rich

G. Richard Hill
 Attorney at Law
McCullough Hill Leary, PS
 701 Fifth Avenue, Suite 6600
 Seattle, Washington 98104
 Tel: 206.812.3388
 Fax: 206.812.3389

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From: Nicole Gaudette <nicole.gaudette@mercergov.org>
Sent: Tuesday, May 15, 2018 1:17 PM
To: Rich Hill <rich@mhseattle.com>; Ed Weinstein <edw@weinsteinau.com>; David Cutler <dcutler@northweststudio.com>; Ellen Steinberg <ellens@weinsteinau.com>; Katie Kendall <kkendall@mhseattle.com>
Cc: Evan Maxim <evan.maxim@mercergov.org>
Subject: RE: Mercer Island Comp Plan Amendment - June 6th Planning Commission Meeting?

Good afternoon. I have not heard back about which meeting you could attend. The June 20th agenda is very full. We could still go to the planning commission on that date, but it will be a late night. If we aim for the June 6th agenda, I will need your draft language and any additional information you want to present to the planning commission by May 23rd.

I have attached the draft potential comp plan amendment language that I provided at our last meeting. Please review and revise as you see fit to meet the intention of your proposed comp plan amendment.

Please let me know what meeting you would like to attend, and send me the materials you would like to include in the planning commission's packet as far ahead of the meeting as you can.

Thank you,
 Nicole

From: Nicole Gaudette
Sent: Monday, April 30, 2018 5:01 PM
To: 'Rich Hill' <rich@mhseattle.com>; Ed Weinstein <edw@weinsteinau.com>; 'David Cutler' <dcutler@northweststudio.com>; 'Ellen Steinberg' <ellens@weinsteinau.com>; 'Katie Kendall' <kkendall@mhseattle.com>
Subject: Mercer Island Comp Plan Amendment - June 6th Planning Commission Meeting?

All,

At our last meeting we talked about going to the June 20th planning commission meeting to present draft comp plan language. The June 20th meeting agenda is packed with other items which could result in a very long night. The June 6th meeting is available. Would you be ok with presenting the draft language at the June 2nd meeting? Your proposed draft language and any documentation that you want to provide to the planning commission would need to be provided to me by Wednesday, May 23rd so I will have time to assemble the planning commissions packet.

*Nicole Gaudette, Senior Planner
Development Services Group
City of Mercer Island
9611 SE 36th Street
Mercer Island, WA 98040
(206) 275-7719
nicole.gaudette@mercergov.org*

From: Laura Mousseau
To: [Evan Maxim](#); [Board Chair](#)
Cc: [Nicole Gaudette](#)
Subject: RE: 2018 Comprehensive Plan & Commuter Parking Amendments - Public Hearing & Comment Schedule
Date: Tuesday, July 31, 2018 12:10:42 PM

Hi Evan,
No apologies necessary! Thanks for adding me.
Bests,
Laura

From: Evan Maxim <evan.maxim@mercergov.org>
Sent: Tuesday, July 31, 2018 12:04 PM
To: Board Chair <BoardChair@fasps.org>
Cc: Nicole Gaudette <nicole.gaudette@mercergov.org>
Subject: RE: 2018 Comprehensive Plan & Commuter Parking Amendments - Public Hearing & Comment Schedule

Dear Laura Mousseau,

I apologize for not including you on my initial communication. We will copy you on future emails.

Regards,

Evan Maxim

Interim Director of Development Services
City of Mercer Island Development Services
9611 SE 36th Street, Mercer Island, WA 98040
p: 206.275.7732
f: 206.275.7726

If you would like a public record, please fill out a public records request at <https://mercerisland.nextrequest.com/>.

From: Board Chair <BoardChair@fasps.org>
Sent: Tuesday, July 31, 2018 9:01 AM
To: Evan Maxim <evan.maxim@mercergov.org>
Subject: FW: 2018 Comprehensive Plan & Commuter Parking Amendments - Public Hearing & Comment Schedule

Dear Evan,

Amy Lavin from the SJCC forwarded me your communication of July 20, below. It would be great to receive this type of communication directly in the future. Would you kindly add me to your public distribution list for the 2018 Comp Plan Amendment process?

Best regards,
Laura Mousseau

Laura Mousseau
Chair, FASPS Board of Trustees
www.fasps.org
lbmousseau@hotmail.com
425-503-7387

Mission: What We Do

We challenge students to excel academically and thrive in French, American and International cultures

Vision: Why We Do It

To inspire the next generation of global citizens to learn, understand, and act wisely in a multicultural world

Core Values: Ideas We Live By

Excellence – Integrity – Cultural Agility - Community

From: Evan Maxim [<mailto:evan.maxim@mercergov.org>]
Sent: Friday, July 20, 2018 11:17 AM
Cc: Robin Proebsting; Nicole Gaudette; Evan Maxim
Subject: 2018 Comprehensive Plan & Commuter Parking Amendments - Public Hearing & Comment Schedule

Dear Sir or Madam,

You are receiving this email because I have previously received an email from you regarding the proposed 2018 Comprehensive Plan Amendments and / or the amendments related to the Town Center Commuter Parking amendments.

The purpose of this email is to provide a brief update on the anticipated public hearing and public comment schedule before the Planning Commission.

Please note that the 2018 Comprehensive Plan amendments include several subjects, including policy discussions related to the Stroum Jewish Community Center / French American School / Herzl-Ner Tamid, Critical Area protections, Transportation Level of Service updates, Arts & Cultural policies, and others. A complete, compiled, list of all of the amendments will be posted on the City's website in early August; the amendments are also largely described in the Planning Commission Packet for July 18, [available here](#). I have also summarized the list of the amendments below my signature, on this email.

Online outreach. The City will be opening up a public outreach, comment, and "virtual" public forum

(website) in early August – this is a “pilot” effort for the City, intended to facilitate communication. I am excited to try out this new tool – I think it will provide for improved contact between the community, Planning Commission, and the City. This website public forum will allow for online public comment starting on August 15 – comments posted on this site will be visible to the public and the Planning Commission. The public forum will also contain information related to each amendment, a brief presentation, and a Q&A section that will allow for staff responses to questions from the public.

Public hearings. The Planning Commission will also be hosting a public hearing on August 29, 2018, which will be continued to September 5, 2018. The hearings will start at 6PM, and will be located in the Council Chambers at City Hall (address below).

Email or written public comment. Email or written (hard copy) public comment may be submitted at any time during the Planning Commission’s review, until the public hearing is closed (September 5).

- Emails. Please direct emails to any of the City staff copied above, and we will promptly forward the comments to the Planning Commission.
- Hard copy. Written (hard copy) public comment may be mailed to, or dropped off at, City Hall. Please mark to my attention. We will scan the hard copy and email it to the Planning Commission.

Regards,

Evan Maxim

Interim Director of Development Services
 City of Mercer Island Development Services
 9611 SE 36th Street, Mercer Island, WA 98040
 p: 206.275.7732
 f: 206.275.7726

If you would like a public record, please fill out a public records request at <https://mercerisland.nextrequest.com/>.

2018 Comprehensive Plan Amendments:

- 1) Update the Land Use Element and Land Use Map for clarity and accuracy of map designations.
- 2) Update the Capital Facilities Element and Capital Facilities Plan in conjunction with the budget.
- 3) Update to the Transportation Element to address traffic modeling, level of service, non-motorized, and I-90 changes.
- 4) Addition of policy in support of participation in the King County Public Benefit Rating System.
- 5) Addition of goals and policies to the Land Use Element supporting the requirements of the City National Pollution Discharge Elimination System (NPDES) permit and supporting low impact development.
- 6) Addition of goals and policies to the Land Use Element supporting the cultural arts.
- 7) Addition of goals and policies to the Land Use Element pertaining to critical areas.
- 8) Creation of a new land use map designation “Private Community Facilities” or similar, for the properties currently occupied by the JCC, French American School, and Herzl-Ner Tamid.

- 9) Addition of goals and policies to the Land Use Element supporting disaster planning and recovery.
- 10) Addition of goals and policies to the Housing Element to promote universal design, disability access and age-friendly planning on Mercer Island.
- 11) Addition of goals and policies supporting the use of a Planned Unit Development ordinance, or similar program that would result in the creation of public amenities in conjunction with single-family residential projects.
- 12) Addition of goals and policies supporting the use of the STAR Communities framework.
- 13) Addition of goals and policies to the Land Use Element that would more closely tie Town Center height allowances to the encouragement of public amenities including an expedited procedure that would enable property owners and developers to get tentative approval of additional height allowances based on proposed amenities. Following an initial review, the Planning Commission has indicated that the Planning Commission will not proceed with recommending approval of this amendment.
- 14) Addition of goals and policies to the Land Use Element that would support a pilot program for new residential development create design regulation flexibility in return for public amenities.

Town Center Commuter Parking – Comprehensive Plan, Rezone, and Code Amendments

A comprehensive plan amendment and rezone to amend the Land Use Designation and zoning of property located along Sunset Highway west of 80th Ave. SE, east of 78th Ave. SE and south of I-90 (known as “Parcel 12”) and adjacent WSDOT property from “Public Institution (P)” to “Town Center (TC)”.

From: Matt Goldbach
To: [Evan Maxim](#); [Nicole Gaudette](#)
Subject: Meeting Schedule
Date: Friday, June 29, 2018 11:46:14 AM

Hi Evan;

In my last post to you I requested, on behalf of all Mercer Island residents, that the " Proposal for New Zone Designation" be slowed down to enable the residents time to analyze its potential impact. Since neither the city or the applicants have made a serious attempt to inform the public of the potential benefits of this proposal to any one other than the applicants and the negative impacts are clear to the casual observer you will do nothing to inspire confidence in the City's interest in transparency.

Please either provide additional time for community involvement or a clear reason way it is necessary to rush this measure. Confidence in the DSG and the planning commissions objectivity will be seriously questioned if you do not address this matter.

Still waiting to hear the definition of "community" as used in "Private Community Facilities".

Hope to hear from you soon. Please pass on our concerns to the members of the planning commission.

Thanks in advance

Matthew Goldbach
9980 SE 40th ST
Mercer Island, WA 98040

From: Pete Robertson
To: [Evan Maxim](#)
Cc: sabinachang@gmail.com
Subject: Comment on SJCC Zoning Proposal
Date: Saturday, August 4, 2018 11:39:09 AM

I have two comments:

- The proposed layout shows that 3985 SE 99th Ave dwelling is planned to be purchased. The graphic does not show the existing 3975 SE 99th Ave house. Already purchased? Considering the City's strapped financial situation, it would appear that the proposal would result in a loss of property tax income. Further, what is the fate of 99th SE 99th Ave that services houses at 9900, 9910, 9920, and 9930 SE 40th?
- As a retired Army officer, the apparent reliance on a high perimeter fence system as an obstacle protecting persons using the underground parking seems unduly optimistic. Obstacles are really only as effective as the number and quality of security personnel used to monitor and defend the obstacle. Additionally, obstacles can be penetrated with varying degrees of ease.

Peter N. Robertson
9910 SE 40th Street, M. I.

Sent from [Mail](#) for Windows 10

From: Ryan Rahlfs
To: [Evan Maxim](#)
Cc: [Nicole Gaudette](#)
Subject: Re: Voicemail
Date: Monday, July 30, 2018 8:57:31 AM

Hi Evan,

Thank you so much for this inform. Can I ask a follow-up question?

Suppose all proceeds and the applicants are rezoned or designated as a PCF. How soon could another applicant apply to become a PCF? Or, would it not be an application process? Rather, would it be up to the city to make the decision without desire of organizations? Sorry, that was more than one question! Have a sunny day!

On Mon, Jul 30, 2018 at 8:36 AM Evan Maxim <evan.maxim@mercergov.org> wrote:

Dear Ryan Rahlfs,

Thank you for the voicemail – I apologize for the delay in response; I was traveling to Olympia and back on Friday.

In short, the only properties that would currently be affected by the discussion around the “Private Community Facilities” land use and zoning discussion, are those properties currently owned by FASPS, Herzl-Ner Tamid, and the SJCC.

Please note that the re-zone is not directly being discussed at this time – rather the Planning Commission is focused on the policy questions: A) should we create this kind of zoning / land use designation, and if so, B) what types of limits on development and uses are appropriate?

The eventual zoning designation and zoning code amendment could proceed this winter / early spring, presuming the Planning Commission and Council support moving forward. At that time, the Planning Commission and staff would focus on drafting regulations that address concerns we have heard from the neighbors and incorporate the policy direction of the Council and Planning Commission.

Again, the only properties that are foreseeably “changing” zoning at this time are those owned by the organizations above.

Please let me know if you have additional questions.

Regards,

Evan Maxim

Interim Director of Development Services

City of Mercer Island Development Services

[9611 SE 36th Street](#), Mercer Island, WA 98040

p: 206.275.7732

f: 206.275.7726

If you would like a public record, please fill out a public records request at <https://mercerisland.nextrequest.com/>.

From: SC REAL ESTATE
To: [Evan Maxim](#); [Matt Goldbach](#)
Subject: Please share the power point presentation
Date: Wednesday, June 6, 2018 10:08:53 PM

Hi Evan

We would like to get a copy of the proposed goals and policies from the power point presentation to read thru in depth that was simplified for the commissioners and presented I believe from Nicole?

Thank you, Sabina

From: SC REAL ESTATE
To: [Nicole Gaudette](#)
Cc: [Evan Maxim](#); [Matt Goldbach](#)
Subject: Re: Please share the power point presentation
Date: Sunday, June 10, 2018 2:10:51 PM

HI

Thank you, this is greatly appreciated. Please advise when the next planning commission meeting is that will review edits to the draft language presented the other evening. Residents of the island have asked me when this will be so they will be better prepared like the SJCC/FAS executives as well as residents they asked to speak on their behalf.

Thank you

Sabina Chang

On Thu, Jun 7, 2018 at 10:47 AM, Nicole Gaudette <nicole.gaudette@mercergov.org> wrote:

I have attached the power point presentation along with my talking points that I used during the presentation. Please contact me with any further questions.

Best Regards,

Nicole

From: Evan Maxim
Sent: Thursday, June 7, 2018 10:18 AM
To: SC REAL ESTATE <sabinachang@gmail.com>; Matt Goldbach <matt@bitmax.net>
Cc: Nicole Gaudette <nicole.gaudette@mercergov.org>
Subject: RE: Please share the power point presentation

Dear Sabina,

Nicole will email you a copy of the Power Point presentation.

Regards,

Evan Maxim

Interim Director of Development Services

City of Mercer Island Development Services

9611 SE 36th Street, Mercer Island, WA 98040

p: 206.275.7732

f: 206.275.7726

From: SC REAL ESTATE <sabinachang@gmail.com>

Sent: Wednesday, June 6, 2018 10:09 PM

To: Evan Maxim <evan.maxim@mercergov.org>; Matt Goldbach <matt@bitmax.net>

Subject: Please share the power point presentation

HI Evan

We would like to get a copy of the proposed goals and policies from the power point presentation to read thru in depth that was simplified for the commissioners and presented I believe from Nicole?

Thank you,Sabina

From: Teresa D'Ambrosio
To: [Evan Maxim](#)
Subject: Letter of Concern for CPA 17-002 - Proposed Comprehensive Plan Amendment
Date: Friday, July 27, 2018 6:43:42 PM

Dear Ted Weinberg – Planning Commission

This letter is written by Teresa's stepmother, Cheryl, as Teresa is not able to do this on her own.

"I am a 39-year old resident of Mercer Island and have lived here my entire life. I live with my Dad and stepmother. My mother passed away when I was a young girl. We live right across the street from the JCC and French American School of Puget Sound, and next to the Herzl-Ner Tamid. I had brain surgery when I was an infant and have neurological and developmental delays. I attended school through the Bellevue Special Education program because there wasn't one on Mercer Island, when I was going to school and graduated from Interlake High School's Transition program. After that, I worked at Albertsons on Mercer Island putting doughnuts in boxes at 5am for one summer. I also was employed as a disabled worker for ten years at the Mercer Island Drive Thru Starbucks, as a busser. They gave me an award! I bet we have met! Because I had severe epileptic seizures a few years ago and I have difficulty walking and seeing well, I cannot work anymore and now days, I need constant care. I enjoy doing artwork through Bellevue Adaptive programs, as those are not available on Mercer Island. I also go to Kaiser Permanente in Bellevue and Capitol Hill for blood transfusions or Urgent Care, twice weekly for my rare bleeding disorder. So, I am always on the go with my parents who are constantly taking me one place or another.

Over the years, our home has been one where we regularly have to listen to leaf blowers for hours upon end in both parking lots and our neighbor's side street due to covenants. The parking lots at the JCC/FASPS/Herzl-Ner Tamid are frequently used late at night by "visitors" who have loud get-togethers. It affects my sleep because when I wake up I have difficulty getting back to sleep. It used to cause me to have migraines and I had to miss school. Our little side street (address: 3712 E Mercer Way), which has a sunken entrance, is not seen by those who come and go into the JCC/FASPS and as a result we are frequently "nearly hit" by cars exiting the JCC every day. And those who walk from the JCC to Herzl-Ner Tamid, or to visit the playground hill often use a dirt path (on our sunken side street) instead of the sidewalk to traverse back and forth. The problem with that is that drivers from our side street cannot see people who are ready to step out from behind a bush onto our side street and it is a very risky situation for these pedestrians. It's especially dangerous for little kids who dart out from behind the bushes. I see this and it makes me scared.

Safety issues, traffic congestion and chronic noise make a mess of daily living. Having more of this because of additional participants and programs, makes me feel that our city leaders haven't visited our house.

I want us to stay in our home because it is close to Kaiser in Bellevue and Seattle where I get

my blood transfusions a few times each week. It's also close to where I take art and cooking skills classes through Bellevue's NW Arts adaptive programs.

So, I would like to invite you to visit our home for an espresso and see what I am talking about.

Please contact me for further information and for a time to come by for an espresso! I am also a registered voter!"

Teresa D'Ambrosio (written by stepmother, Cheryl D'Ambrosio)

3712 E Mercer Way

Mercer Island, WA 98040

Email: dambrosiocheryl@gmail.com

From: Teresa D'Ambrosio
To: [Evan Maxim](#)
Subject: Letter of Concern - CPA17-002 - Proposed Comprehensive Plan Amendment
Date: Friday, July 27, 2018 6:41:59 PM

Dear Carolyn Boatsman – Planning Commission

This letter is written by Teresa's stepmother, Cheryl, as Teresa is not able to do this on her own.

"I am a 39-year old resident of Mercer Island and have lived here my entire life. I live with my Dad and stepmother. My mother passed away when I was a young girl. We live right across the street from the JCC and French American School of Puget Sound, and next to the Herzl-Ner Tamid. I had brain surgery when I was an infant and have neurological and developmental delays. I attended school through the Bellevue Special Education program because there wasn't one on Mercer Island, when I was going to school and graduated from Interlake High School's Transition program. After that, I worked at Albertsons on Mercer Island putting doughnuts in boxes at 5am for one summer. I also was employed as a disabled worker for ten years at the Mercer Island Drive Thru Starbucks, as a busser. They gave me an award! I bet we have met! Because I had severe epileptic seizures a few years ago and I have difficulty walking and seeing well, I cannot work anymore and now days, I need constant care. I enjoy doing artwork through Bellevue Adaptive programs, as those are not available on Mercer Island. I also go to Kaiser Permanente in Bellevue and Capitol Hill for blood transfusions or Urgent Care, twice weekly for my rare bleeding disorder. So, I am always on the go with my parents who are constantly taking me one place or another.

Over the years, our home has been one where we regularly have to listen to leaf blowers for hours upon end in both parking lots and our neighbor's side street due to covenants. The parking lots at the JCC/FASPS/Herzl-Ner Tamid are frequently used late at night by "visitors" who have loud get-togethers. It affects my sleep because when I wake up I have difficulty getting back to sleep. It used to cause me to have migraines and I had to miss school. Our little side street (address: 3712 E Mercer Way), which has a sunken entrance, is not seen by those who come and go into the JCC/FASPS and as a result we are frequently "nearly hit" by cars exiting the JCC every day. And those who walk from the JCC to Herzl-Ner Tamid, or to visit the playground hill often use a dirt path (on our sunken side street) instead of the sidewalk to traverse back and forth. The problem with that is that drivers from our side street cannot see people who are ready to step out from behind a bush onto our side street and it is a very risky situation for these pedestrians. It's especially dangerous for little kids who dart out from behind the bushes. I see this and it makes me scared.

Safety issues, traffic congestion and chronic noise make a mess of daily living. Having more of this because of additional participants and programs, makes me feel that our city leaders haven't visited our house.

I want us to stay in our home because it is close to Kaiser in Bellevue and Seattle where I get my blood transfusions a few times each week. It's also close to where I take art and cooking

skills classes through Bellevue's NW Arts adaptive programs.

So, I would like to invite you to visit our home for an espresso and see what I am talking about.

Please contact me for further information and for a time to come by for an espresso! I am also a registered voter!"

Teresa D'Ambrosio (written by stepmother, Cheryl D'Ambrosio)

3712 E Mercer Way

Mercer Island, WA 98040

Email: dambrosiocheryl@gmail.com

From: Traci Granbois
To: [Evan Maxim](#)
Subject: comments to Planning Commission
Date: Wednesday, July 18, 2018 1:42:51 PM

Dear Planning Commissioners & Evan,

Thank you for your service to our community. I know it is beautiful & sunny outside and you could be spending time with your families instead of volunteering for the citizens of Mercer Island. Thank you.

I understand that you will be discussing changes to the comp plan and a proposed new zoning designation without concurrent development regulations, both of which relate to the area around the JCC.

I was a member of the Town Center Stakeholder Group which met for ~8 months discussing changes to our Town Center development regulations. I followed with interest the discussion and changes to the Residential Code. And I am a French American School of Puget Sound (FASPS) parent.

My child just finished her first year of Young Pre Kindergarten at FASPS. Every morning and every afternoon, I dropped her off and picked her up. It was the worst part of my day. It was chaotic, hectic, and packed with vehicles. The vast majority of students are dropped off/picked up in personal vehicles - given the ages of students in grades YPK - fourth, this will always be the case. No parent would send his/her 3 year old child on the bus/uber/bicycle. I do not think there is any social engineering that would change how parents send their small children to school. Between 8-9am and 2:45-4pm, this area is over capacity - it cannot support any further migration of people.

Before any decisions are made:

1. Please require the proposed mega JCC project to meet current developments regulations under our comp plan and associated code OR
2. Please requires DSG/council to promulgate regulations for the proposed new zoning designation

While I hope my child is able to attend FASPS through high school (this proposed plan would allow FASPS to expand & create a high school), I cannot support a plan that degrades Mercer Island and the neighborhood in which FASPS is located. I cannot support an additional zoning designation when there are no rules/regulations to which projects in this new zone would need to adhere. I do not believe legally that this new proposed zone could be limited to only the area around the JCC, meaning that other areas of the Island could potentially be rezoned.

Our neighbors deserve better. Can you imagine the uproar/citizen discontent if a

Town Center parcel was rezoned without any associated development regulations? In fact, please inform me how I can make that happen because I own a TC parcel I would love to have rezoned without any development regulations.

Thank you,
Traci Granbois

From: Dan Thompson
To: [Tom Acker](#); [Debbie Bertlin](#); [Salim Nice](#); [David Wisenteiner](#); [Benson Wong](#); [Bruce Bassett](#); [Julie Underwood](#); [Evan Maxim](#); [Wendy Weiker](#)
Cc: [Mark Coen](#); [Robert Medved](#); [Carolyn Boatsman](#); [ibappelman@comcast.net](#); [ag11@cornell.edu](#); "Elizabeth Buckley"; [Robinson, Gary](#); [Meg Lippert](#); [Goldberg Michelle](#); [Rob Dunbabin](#); [Robin Russell](#); [traci.granbois@gmail.com](#); [Peter Struck](#); [pdaugherty3@gmail.com](#); [fletcha1@gmail.com](#)
Subject: RFQ and Rezone of City's Property Next to Tully's Property
Date: Sunday, July 15, 2018 3:35:11 PM

Dear Council, one item on the council's upcoming agenda is a process to select the developer for the Tully's property.

The agenda packet is at

<https://mercerisland.onbaseonline.com/mercerisland/1702AppNetAgenda/Documents/ViewDocument/AB5444.pdf.pdf?meetingId=541&documentType=Agenda&itemId=1128&publishId=1597&isSection=false>

One item that confuses me is in the middle of page three the of agenda packet it states the city manger presented the site rezone and comp. plan amendment to the planning commission on June 20 2018 and the PC was supportive. There are two questions I have re: this statement:

1 The PC unanimously rejected the council's proposed comprehensive plan amendment to give the council discretion to raise building heights in the TC, in part because there was no basis provided, and the council's discretion was unbounded and not part of any formal land use process. Personally I also thought such discretionary power would not be legal. I take it the agenda packet is not referring to upzoning the site.

2 An amendment to the comp. plan requires a two year process, but the city is arguing rezoning the city's property next to the Tully's property is an "emergency", and therefore has placed amending the land use map in the comp. plan to change the zoning for the city's property next to Tully's from linear park to TC 5 on the 2018 docket when it should be on the 2019 docket. Despite our requests the DSG has been unwilling to identify the emergency, and the resolution on the issue does not identify the emergency. The closing date for the purchase of the Tully's property is not until Dec. 3 (assuming the pollution testing does not delay the closing like it has for the Freshy's property) and I highly doubt any kind of development proposal will be ready until 2020 at the earliest, so I question the expedited emergency basis for rezoning the city's property next to Tully's which is a very significant decision, which is why the GMA requires a long process to amend the land use map in the comp. plan. Although the PC may be supportive of the concept of rezoning the city's property next to Tully's, the process under the GMA is to make sure the citizens have adequate notice and opportunity to comment, and the citizens are supportive of the rezone.

I guess I don't have to tell you I have a hard time understanding where the city will come up with the \$2 million to buy the Tully's property and \$4.5 million to match ST's funds for permanent commuter parking. Even if the citizens do pass the council's proposed maintenance and operations levy that does nothing for our unfunded capital projects, like commuter parking. I hope the council discusses this obvious issue at the upcoming council meeting since the M&O levy will also be on the agenda and I think it is a little disingenuous to not tell the citizens a large capital levy will be necessary by 2020, and also clarify upzoning the site considering the PC has recommended unanimously against this discretionary power. I also think it would be fair to the citizens if the council discussed and clarified the basis for the "emergency" in the resolution re: amending the comp. plan to rezone the city's property next to Tully's in 2028.

Thank you.

Daniel Thompson

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 Attorneys at Law
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 Seattle, WA 98104
 Phone: (206) 622-0670
 Fax: (206) 622-3965

From: Dan Thompson
To: [Evan Maxim](#); [Council](#)
Cc: traci.granbois@gmail.com; [Mark Coen](#); [Robert Medved](#); ibappelman@comcast.net; [Peter Struck](#); [Goldberg Michelle](#); [Robin Russell](#); [Mike Cero](#); "Elizabeth Buckley"; [Carolyn Boatsman](#); [Heather Cartwright](#); [Robinson, Gary](#); [Jackie Dunbar](#); [Elaine Kavalok](#)
Subject: Re: Public Notice To Amend Comprehensive Plan and Rezone Property Along Sunset Highway
Date: Tuesday, June 19, 2018 4:58:06 PM

Thanks Evan, I disagree the council has established an emergency exists, and have made my comments for the record to become a party of record. I also think placing the public hearing on August 29 undermines the claims in the resolution of early and continuous public participation, whether on a legal basis or a political basis.

I understand the desire to create commuter parking, and support the efforts the city and council are taking, although I have my doubts about the costs and feasibility. I think this is one of the largest public projects in MI's history, and will need a lot of citizen participation because from what I can tell the city still has to come up with \$4.5 million to match ST to build \$8.5 million worth of underground parking, \$4.5 million the city does not have right now, \$4.5 million that will be tricky to raise during the city's "financial challenges". I don't see how this kind of lack of notice (which reminds me exactly of the days of Greenberg) facilitates that kind of necessary public buy in.

Especially when once again the council is rezoning what the citizens consider park land to TC 5.

I will make you and the council a deal: show me the city's \$4.5 million match and I will agree there is enough urgency to get going on the project to justify placing the comp. plan amendment on the 2018 docket. But if the council doesn't have a dime of the \$4.5 million, which it doesn't, I don't buy either the urgency or the emergency, and the council and DSG are only shooting themselves in the foot for the time they will have to tell the citizens where that \$4.5 million is going to come from, which I am guessing is at least three years away.

Thanks for the responses. Now I have to go to the council meeting on this gorgeous evening to hear why the citizens won't support any kind of tax increase.

Daniel Thompson

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From: Evan Maxim <evan.maxim@mercergov.org>

Sent: Tuesday, June 19, 2018 3:45 PM

To: Dan Thompson; Council

Cc: traci.granbois@gmail.com; Mark Coen; Robert Medved; ibappelman@comcast.net; Peter Struck; Goldberg Michelle; Robin Russell; Mike Cero; 'Elizabeth Buckley'; Carolyn Boatsman; Heather Cartwright; Robinson, Gary; Jackie Dunbar; Elaine Kavalok

Subject: RE: Public Notice To Amend Comprehensive Plan and Rezone Property Along Sunset Highway

Dear Dan Thompson,

Thank you for the public comment, I have copied the Planning Commission on this email. The purpose of this email is to provide information in response to your questions.

The basis for the Council action in putting this amendment forth is described in the resolution – a few excerpts:

- WHEREAS, amending both the City’s Comprehensive Plan Land Use Map and the Zoning Map to change the City’ s Property from “Public Institution” to “Town Center” provides increased flexibility in the use of the City’ s Property for long-term, transit commuter parking, and for other uses and improvements allowed in the Town Center that are necessary to support such parking; and
- WHEREAS, the next annual docket cycle is in 2019, concluding by the end of 2019; and
- WHEREAS, the Tully’s Property purchase and sale agreement requires closing by December 2, 2018; and
- WHEREAS, based on the foregoing, the City Council determines it is necessary to expedite the consideration of, and a possible decision on any proposed re-designation and re-zone of the City’s Property, and potentially a portion of the adjoining WSDOT property, to promote timely completion of a long-term, transit commuter parking facility within the City of Mercer Island’ s Town Center near the East Link Light Rail Station while still ensuring early and continuous public participation; and

Both agenda bills describe the Council’s desire to consider a proposed re-designation and rezone. For reference, the following is excerpted from Agenda Bill 5434:

“To leverage private investment, thereby reducing the City’s financial share, the City is further considering maximizing the value of Parcel 12 through a Comprehensive Plan amendment and rezone and changing the land use designation and zoning from Public Institution (P) to Town Center (TC). While parking is currently allowed in the P zone, by rezoning to match the adjacent Tully’s parcel, which is TC, the City desires to attain the greatest redevelopment flexibility. The City Council needs to initiate the

Comprehensive Plan amendment and rezone processes by adopting a Resolution (see Exhibit 3). This will come before the Planning Commission and City Council as a separate item in the future.

City staff continues to inform the community of this proposal as well as the proposal involving the Freshy's site (see AB 5433). The City issued a formal press release on May 10, 2018 and prepared a Frequently Asked Questions (FAQ) webpage (see Exhibit 4) and will provide on-going updates in the MI Weekly, the City's e-newsletter, and on its social media platforms."

Please note – the City has complied with the public notice requirements (Notice of Application, Notice of Public Hearing) for a proposed Comprehensive Plan amendment and accompanying re-zone.

The City Attorney's office has been involved throughout the discussion and continues to advise as needed. Please let me know if you have questions or concerns.

Regards,

Evan Maxim

Interim Director of Development Services
City of Mercer Island Development Services
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From: Dan Thompson <danielpthompson@hotmail.com>

Sent: Tuesday, June 19, 2018 3:03 PM

To: Evan Maxim <evan.maxim@mercergov.org>; Council <council@mercergov.org>

Cc: traci.granbois@gmail.com; Mark Coen <MSCNB@msn.com>; Robert Medved <RobertAMedved@msn.com>; ibappelman@comcast.net; Peter Struck <struckmi@aol.com>; Goldberg Michelle <megold7ny@aol.com>; Robin Russell <scubarobin@msn.com>; Mike Cero <mscero@comcast.net>; 'Elizabeth Buckley' <mezzo@elizabethbuckley.com>; Carolyn Boatsman <c.boatsman@comcast.net>; Heather Cartwright <heather.jordan.cartwright@gmail.com>; Robinson, Gary <gdrobinsong@gmail.com>; Jackie Dunbar <jadunbar@comcast.net>; Elaine Kavalok <kavalok@hotmail.com>

Subject: Re: Public Notice To Amend Comprehensive Plan and Rezone Property Along Sunset Highway

Hi Evan, in rereading the resolution I still don't see the basis for an "emergency" authorizing a very rare procedure to amend the comp. plan outside the regular cycle, especially with such

short notice and a public hearing on August 29th.

What exactly is the emergency? The council can always amend the land use map and rezone the property within the ordinary cycle. There is no emergency. The council does not need to rezone the property before agreeing to purchase the Tully's property. That is a red herring, because the council always has the authority to amend the land use map and rezone the property, in 2019, with proper notice and procedure. There is no proposed development on either property, and none expected for years.

At the very least the resolution needs to be amended identifying the specific basis for something as extreme as an "emergency". I don't think the purchase and sale of real property is an emergency, and it is a big step to declare an emergency in order to truncate citizen notice under the GMA. I would strongly suggest the DSG obtain a legal opinion from the city attorney on this issue, and prepare some kind of legal memo to attach to the resolution listing examples of case law addressing just what a proper emergency is that would support suspending notice requirements under the GMA. Even then I think this process is abusive and unfair for the citizens, and will cause a political backlash.

Please consider these emails as my public comments on the record and forward them to the planning commission.

Daniel Thompson

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From: Dan Thompson <danielpthompson@hotmail.com>

Sent: Tuesday, June 19, 2018 2:06 PM

To: Evan Maxim; Council

Cc: traci.granbois@gmail.com; Mark Coen; Robert Medved; ibappelman@comcast.net; Peter Struck; Goldberg Michelle; Robin Russell; Mike Cero; 'Elizabeth Buckley'; Carolyn Boatsman; Heather Cartwright; Robinson, Gary; Jackie Dunbar; Elaine Kavalok

Subject: Re: Public Notice To Amend Comprehensive Plan and Rezone Property Along Sunset Highway

Hi Evan, can you explain how this amendment and rezone are on the 2018 planning

commission docket when the cut off for comp. plan amendments for 2018 was Oct. 2017? The comp. plan can be amended only once per year, and the cut off for private applicants or the council is Oct. of the previous year.

Also, so far of all the citizens I copied in my original email who are quite involved in Island politics none have indicated they were aware of this application, that strangely enough is scheduled for August 29th, two days before the Labor Day weekend, not coincidentally along with many of the other council requested comp. plan amendments which as you know I think are disingenuous (with the acknowledgement you did not request any of these amendments, the council did), such as:

1 Giving the council power to amend any town center development regulation including height limits in an expedited process with little citizen involvement for any reason whatsoever. The Planning Commission has recommended this amendment be rejected, and even wanted to terminate the public hearing so the council could not reverse the planning commission recommendation, because this was such an abusive amendment, from a council that has pretty much destroyed 40% of our town center. **Proposed by Dan Grausz and Julie Underwood.**

2 Comp. Plan amendments from the Arts Council that 1. will allow town center building heights to be upzoned and raised above their maximums to fund subsidized artist housing and spaces, plus create an art district; 2. preserve in the comp. plan the 1% art tax on public capital projects; and 3. extend the 1% art tax through the comp. plan to transportation projects, creating a 1% tax on all transportation projects. **Proposed by Debbie Bertlin and Joy Langley.**

3 The DSG's and JCC's proposed comp. plan amendment that would create an entirely new zone in the residential neighborhoods for "private community facilities" that has no concurrent development codes, and would allow these new PCF's to be exempt from the residential development code it took me four years to reform, allow multi-family housing and commercial uses in the neighborhoods, would apply to any two contiguous lots, have no restraints on growth of the PCF including the purchase and demolition of existing houses, and has no concurrent development regulations such as height limits, lot coverage, tree preservation, density, or any other regulation except for the promise of a vague "master plan". **Proposed by the DSG and JCC.**

4 Allow greater house GFA to lot area ratio (5%) for "green construction", which the planning commission rejected, at least as to using GFA as an incentive because it was Wendy Weiker's warmed over code amendment that didn't even get a second during adoption of the

residential development code, because it is axiomatic a larger house by definition is less sustainable and this would have gutted the modest reforms in the residential code rewrite.

Proposed by Wendy Weiker.

5 Allow long plats to have smaller lot sizes than the zone's minimum to encourage more "affordable" housing. **Proposed by Dan Grausz for the Old Boys and Girls Club development.** But since Grausz rammed through an amendment to the residential development code that basically allows the same house GFA on lots between 6000 and 8400 sf as allowed on a 8400 sf lot the lots would be smaller but the houses the same size as a 8400 sf lot, hardly more affordable, but a great deal for the developer.

6 A Transportation Concurrency Ordinance that was originally due in 1995 that from what I see at the planning commission is based on traffic numbers from KPG based on a single day that the planning commission and I find unbelievable, and if true would suggest ST does not owe the city any money for traffic mitigation because *every single intersection has improved and will remain above level C through 2035*, contrary to all the city's claims during the litigation and makes the city look deceitful. **Proposed by the GMHB through Mark Coen, Bob Medved and me, although we had hoped for honest traffic numbers.**

In conclusion, I think all of these unwanted comp. plan amendments are bad ideas and abusive, and reek of the old council, and are scheduled for a hearing on Aug. 29th for a very good reason: the hope the citizens do not notice or attend.

Also in conclusion, I think amending the land use map for the property next to Tully's -- exactly like the process for Cohen's application for the city's property next to Freshy's -- will have to be place on the 2019 docket, which is a good idea anyway since right now the purchase and sale agreement is not planned to be executed until Dec. 31 2018, and no construction on the site -- if any -- is expected for many years.

What blows me away is what I told the planning commission recently. As someone who believes a reasonable tax increase is probably necessary, especially for capital projects, Scott Greenberg, the DSG, and the past council have made such a tax increase impossible. The citizen survey made it perfectly clear: the citizens are angry at unregulated development (mostly residential), lack of permitting notice, the town center development, and lack of commuter parking. and yet this council continues to pursue each of these vices, despite what the citizens desire, although I do question whether the current council members have any concept of what I am discussing, although you do.

And so for some of us like me we find ourselves between an angry citizenry who won't give the city any more money, and an arrogant and obtuse council that refuses to be transparent or give a damn about what the citizens want or say in their survey are most important to the

citizens.

It is like things never change.

Daniel Thompson

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From: Evan Maxim <evan.maxim@mercergov.org>

Sent: Tuesday, June 19, 2018 12:59 PM

To: Dan Thompson; Council

Cc: traci.granbois@gmail.com; Mark Coen; Robert Medved; ibappelman@comcast.net; Peter Struck; Goldberg Michelle; Robin Russell; Mike Cero; 'Elizabeth Buckley'; Carolyn Boatsman; Heather Cartwright; Robinson, Gary; Jackie Dunbar; Elaine Kavalok

Subject: RE: Public Notice To Amend Comprehensive Plan and Rezone Property Along Sunset Highway

Dear Dan Thompson,

Thank you for taking the time to share your concerns and for copying me on your correspondence with the Council directly. I have used the Council@mercergov.org email address to ensure that the full City Council and City leadership are included in the email. I share your goal of improving public transparency and community engagement, especially in matters involving DSG – as you indicate in your email, this was an item of interest in the citizen survey.

The recently issued Public Notice of Application and Notice of Public Hearing includes a significant amount of information (here: [Public Notice of Application and Notice of Public Hearing](#) and [Linked Notice of Application Material](#)). For ease of reference, I have also summarized the sequence of events to date:

- The City Council reviewed the Tully's property at their public meetings on May 15, 2018 and June 5, 2018. The agenda bills for both meetings (AB 5418 and 5434) included a draft resolution, directing the Planning Commission to study a possible comprehensive plan amendment and rezone of the property known as Parcel 12 and the adjoining WSDOT property. Both Parcel 12 and the adjoining WSDOT property are located

immediately adjacent to the “Tully’s” property. The Council passed the resolution (Resolution 1545) on June 5, 2018, after entering into the purchase and sale agreement for the “Tully’s” property.

- The Council’s resolution was the prompt for the City staff to issue the notice of application / notice of public hearing – this notice was published one week after the direction was received from Council. Public notice will also appear in the Mercer Island Reporter this Wednesday.
 - The City’s provided the public notice of application and notice of public hearing as soon as feasible after receiving confirmation from the City Council and prior to any discussion before the Planning Commission.
 - Please note that the Planning Commission is scheduled for an introduction to the subject this coming Wednesday evening. I anticipate additional Planning Commission meetings in advance of their eventual public hearing.
- A link to Resolution 1545 was provided in the notice of application / notice of public hearing issued last Wednesday. Please note:
 - The resolution outlines the legal basis (both under state and City code) for the review of the comprehensive plan amendment and rezone.
 - The outcome of the Planning Commission’s review is intended to inform the City Council’s decision on the Tully’s PSA; the due diligence period expires in early October.

I look forward to the continuing discussion regarding this project. Please let me know if you have questions or concerns.

Regards,

Evan Maxim

Interim Director of Development Services
 City of Mercer Island Development Services
 9611 SE 36th Street, Mercer Island, WA 98040
 p: 206.275.7732
 f: 206.275.7726

From: Dan Thompson <danielphompson@hotmail.com>

Sent: Monday, June 18, 2018 1:08 PM

To: Debbie Bertlin <debbie.bertlin@mercergov.org>; Salim Nice <salim.nice@mercergov.org>; Tom Acker <tom.acker@mercergov.org>; Wendy Weiker <Wendy.Weiker@mercergov.org>; Benson Wong <benson.wong@mercergov.org>; David Wisenteiner

<David.Wisenteiner@mercergov.org>; Bruce Bassett <bruce.bassett@mercergov.org>
Cc: Evan Maxim <evan.maxim@mercergov.org>; traci.granbois@gmail.com; Mark Coen <MSCNB@msn.com>; Robert Medved <RobertAMedved@msn.com>; ibappelman@comcast.net; Peter Struck <struckmi@aol.com>; Goldberg Michelle <megold7ny@aol.com>; Robin Russell <scubarobin@msn.com>; Mike Cero <mscero@comcast.net>; 'Elizabeth Buckley' <mezzo@elizabethbuckley.com>; Carolyn Boatsman <c.boatsman@comcast.net>; Heather Cartwright <heather.jordan.cartwright@gmail.com>; Robinson, Gary <gdrobinsong@gmail.com>; Jackie Dunbar <jadunbar@comcast.net>; Elaine Kavalok <kavalok@hotmail.com>
Subject: Public Notice To Amend Comprehensive Plan and Rezone Property Along Sunset Highway

On June 14 the DSG posted bulletin notice of a proposed comprehensive plan amendment to change the land use designation and zoning of property located along Sunset Highway from public institution to TC-5. These applications were filed on June 5, 2018 and determined to be complete on June 6, 2018 and require public comments to be filed by the date of the open record hearing on August 29 2018, two days before the Labor Day weekend holiday.

The notice can be found at <http://www.mercergov.org/files/BULL06142018.pdf>

As far as I am aware this proposed amendment of the comprehensive plan was not on the 2018 docket and was just added, without any public notice or council discussion that I am aware of.

I don't think the city or DSG are being genuine in its attempts to notify the citizens of this meeting, and the purpose. Few citizens understand the requirements to submit written notice to become parties of record and thus have the right to appeal, and I think it is disingenuous to hold such a hearing on August 29th, along with all the other proposed comprehensive plan amendments two days before the Labor Day weekend. I saw nothing on ND despite the city apparently having a public relations official. The Tully's purchase and sale agreement is not to be executed until the end of December 2018, and any plans to develop the property are years away. In fact the Freshy's property P&S agreement is not scheduled to be closed now until June 2019 due to a request for a delay from Cohen, and the Tully's project won't be ready for bids -- let alone construction -- until probably 2021 at the earliest.

Maybe only I read the recent citizen survey results, but I thought regulating development and better transparency in permitting were the top two citizen complaints leading to the citizens' unwillingness to pass a tax increase, along with protecting our parks which is why the council is finally forming a parks board. This council, both past and present, has shown a remarkable willingness to develop or sell our parks, including the recent decision to rezone and sell the city's property next to Freshy's despite the fact anyone familiar with land use and

development would know Cohen's too-good-to-be-true proposals -- and unwillingness to personally guarantee any of the terms -- have almost no chance of coming to fruition, although the city will have sold its linear park property and forwarded the proceeds onto WSDOT without any written guarantees on the use of the proceeds.

I have similar doubts about the Tully's project ever coming to fruition and have forwarded those on earlier. The city and council apparently believe a private developer will agree to develop a polluted site (which precludes financing unless through some EB 5 visa program) and build a five story mixed use development along with 100 underground parking stalls that will cost close to \$9 million (with the city having to raise \$4.5million to match ST's \$4.5 million for commuter parking), along with the underground parking for the mixed use development parking that will be *below* the 100 commuter parking stalls.

If I could offer the DSG and council some advice it would be to take extra measures to notify the citizens and obtain their participation when rezoning parkland, or what appears to be park land. I think if Kite Hill taught the DSG and council anything it is to not rely on land use designations the citizens don't understand or believe, or that property zoned "PI" is not parkland even if it walks and quacks like park land. Before rezoning the park property my suggestion is to delay the rezone until 2019 (which I think is legally required anyway) or until the city or council can show the citizens the proposed development on the Tully's location has any possibility of becoming a reality, because I don't think it does, not at least until the city comes up with \$4.5 million and the pollution is remediated, and then I don't see anything over two stories panning out financially due to the parking requirements.

I also think it would be a good idea to think about a town center master plan before taking this action. Too often the council looks like it makes decisions involving the town center piecemeal, without any kind of coordinated thinking, with predictable results (another peeve of the citizens in the survey).

I have copied a number of citizens whom I think pay close attention to local politics to see if any of them are aware of this public notice and public hearing on August 29th. If they are not, something is not right with this notice and process, and once again our DSG and council will look deceitful in permitting and regulating development. I will be very interested to know how many council members plan on putting off Labor Day vacations to attend this open record hearing, because I will be coming back for it and will count the council members there. If I am there so can the council members.

My suggestion is to continue this application and open record hearing until the 2019 docket. The council has plenty to work on in 2018, and although it is now nearly July almost nothing on the 2018 list of goals has been accomplished, or looks like it will be accomplished, except some pretty dishonest comprehensive plan amendments at the Planning Commission right

now that will come before the council at the end of 2018, along with a Transportation Concurrency Ordinance based on some pretty unbelievable traffic numbers, if you ask me.

If the tax increase has taught us anything it is the lack of transparency is killing the council, and from what I see at the Planning Commission continues to.

Daniel Thompson

Thompson & Delay

Attorneys at Law

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From: Dan Thompson
To: [Evan Maxim](#); [Council](#)
Cc: traci.granbois@gmail.com; [Mark Coen](#); [Robert Medved](#); ibappelman@comcast.net; [Peter Struck](#); [Goldberg Michelle](#); [Robin Russell](#); [Mike Cero](#); ["Elizabeth Buckley"](#); [Carolyn Boatsman](#); [Heather Cartwright](#); [Robinson, Gary](#); [Jackie Dunbar](#); [Elaine Kavalok](#)
Subject: Re: Public Notice To Amend Comprehensive Plan and Rezone Property Along Sunset Highway
Date: Tuesday, June 19, 2018 3:02:59 PM

Hi Evan, in rereading the resolution I still don't see the basis for an "emergency" authorizing a very rare procedure to amend the comp. plan outside the regular cycle, especially with such short notice and a public hearing on August 29th.

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From: Dan Thompson <danielpthompson@hotmail.com>

Sent: Tuesday, June 19, 2018 2:06 PM

To: Evan Maxim; Council

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Daniel Thompson

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Seattle, WA 98104
Phone: (206) 622-0670
Fax: (206) 622-3965

From: Evan Maxim <evan.maxim@mercergov.org>

Sent: Tuesday, June 19, 2018 12:59 PM

To: Dan Thompson; Council

Cc: traci.granbois@gmail.com; Mark Coen; Robert Medved; ibappelman@comcast.net; Peter Struck; Goldberg Michelle; Robin Russell; Mike Cero; 'Elizabeth Buckley'; Carolyn Boatsman; Heather Cartwright; Robinson, Gary; Jackie Dunbar; Elaine Kavalok

Subject: RE: Public Notice To Amend Comprehensive Plan and Rezone Property Along Sunset Highway

Dear Dan Thompson,

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[Hearing](#) and [Linked Notice of Application Material](#)). For ease of reference, I have also summarized the sequence of events to date:

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I look forward to the continuing discussion regarding this project. Please let me know if you have questions or concerns.

Regards,

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Interim Director of Development Services
 City of Mercer Island Development Services
 9611 SE 36th Street, Mercer Island, WA 98040
 p: 206.275.7732
 f: 206.275.7726

From: Dan Thompson <danielpthompson@hotmail.com>
Sent: Monday, June 18, 2018 1:08 PM
To: Debbie Bertlin <debbie.bertlin@mercergov.org>; Salim Nice <salim.nice@mercergov.org>; Tom Acker <tom.acker@mercergov.org>; Wendy Weiker <Wendy.Weiker@mercergov.org>; Benson Wong <benson.wong@mercergov.org>; David Wisenteiner <David.Wisenteiner@mercergov.org>; Bruce Bassett <bruce.bassett@mercergov.org>
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To: [Evan Maxim](#); [Council](#)
Cc: traci.granbois@gmail.com; [Mark Coen](#); [Robert Medved](#); ibappelman@comcast.net; [Peter Struck](#); [Goldberg Michelle](#); [Robin Russell](#); [Mike Cero](#); "Elizabeth Buckley"; [Carolyn Boatsman](#); [Heather Cartwright](#); [Robinson, Gary](#); [Jackie Dunbar](#); [Elaine Kavalok](#)
Subject: Re: Public Notice To Amend Comprehensive Plan and Rezone Property Along Sunset Highway
Date: Tuesday, June 19, 2018 2:06:50 PM

Hi Evan, can you explain how this amendment and rezone are on the 2018 planning commission docket when the cut off for comp. plan amendments for 2018 was Oct. 2017? The comp. plan can be amended only once per year, and the cut off for private applicants or the council is Oct. of the previous year.

Also, so far of all the citizens I copied in my original email who are quite involved in Island politics none have indicated they were aware of this application, that strangely enough is scheduled for August 29th, two days before the Labor Day weekend, not coincidentally along with many of the other council requested comp. plan amendments which as you know I think are disingenuous (with the acknowledgement you did not request any of these amendments, the council did), such as:

1 Giving the council power to amend any town center development regulation including height limits in an expedited process with little citizen involvement for any reason whatsoever. The Planning Commission has recommended this amendment be rejected, and even wanted to terminate the public hearing so the council could not reverse the planning commission recommendation, because this was such an abusive amendment, from a council that has pretty much destroyed 40% of our town center. **Proposed by Dan Grausz and Julie Underwood.**

2 Comp. Plan amendments from the Arts Council that 1. will allow town center building heights to be upzoned and raised above their maximums to fund subsidized artist housing and spaces, plus create an art district; 2. preserve in the comp. plan the 1% art tax on public capital projects; and 3. extend the 1% art tax through the comp. plan to transportation projects, creating a 1% tax on all transportation projects. **Proposed by Debbie Bertlin and Joy Langley.**

3 The DSG's and JCC's proposed comp. plan amendment that would create an entirely new zone in the residential neighborhoods for "private community facilities" that has no concurrent development codes, and would allow these new PCF's to be exempt from the residential development code it took me four years to reform, allow multi-family housing and commercial uses in the neighborhoods, would apply to any two contiguous lots, have no restraints on growth of the PCF including the purchase and demolition of existing houses, and

has no concurrent development regulations such as height limits, lot coverage, tree preservation, density, or any other regulation except for the promise of a vague "master plan". **Proposed by the DSG and JCC.**

4 Allow greater house GFA to lot area ratio (5%) for "green construction", which the planning commission rejected, at least as to using GFA as an incentive because it was Wendy Weiker's warmed over code amendment that didn't even get a second during adoption of the residential development code, because it is axiomatic a larger house by definition is less sustainable and this would have gutted the modest reforms in the residential code rewrite.

Proposed by Wendy Weiker.

5 Allow long plats to have smaller lot sizes than the zone's minimum to encourage more "affordable" housing. **Proposed by Dan Grausz for the Old Boys and Girls Club development.** But since Grausz rammed through an amendment to the residential development code that basically allows the same house GFA on lots between 6000 and 8400 sf as allowed on a 8400 sf lot the lots would be smaller but the houses the same size as a 8400 sf lot, hardly more affordable, but a great deal for the developer.

6 A Transportation Concurrency Ordinance that was originally due in 1995 that from what I see at the planning commission is based on traffic numbers from KPG based on a single day that the planning commission and I find unbelievable, and if true would suggest ST does not owe the city any money for traffic mitigation because *every single intersection has improved and will remain above level C through 2035*, contrary to all the city's claims during the litigation and makes the city look deceitful. **Proposed by the GMHB through Mark Coen, Bob Medved and me, although we had hoped for honest traffic numbers.**

In conclusion, I think all of these unwanted comp. plan amendments are bad ideas and abusive, and reek of the old council, and are scheduled for a hearing on Aug. 29th for a very good reason: the hope the citizens do not notice or attend.

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Sent: Tuesday, June 19, 2018 12:59 PM

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From: Dan Thompson <danielphompson@hotmail.com>

Sent: Monday, June 18, 2018 1:08 PM

To: Debbie Bertlin <debbie.bertlin@mercergov.org>; Salim Nice <salim.nice@mercergov.org>; Tom Acker <tom.acker@mercergov.org>; Wendy Weiker <Wendy.Weiker@mercergov.org>; Benson Wong <benson.wong@mercergov.org>; David Wisenteiner <David.Wisenteiner@mercergov.org>; Bruce Bassett <bruce.bassett@mercergov.org>

Cc: Evan Maxim <evan.maxim@mercergov.org>; traci.granbois@gmail.com; Mark Coen <MSCNB@msn.com>; Robert Medved <RobertAMedved@msn.com>; ibappelman@comcast.net; Peter Struck <struckmi@aol.com>; Goldberg Michelle <megold7ny@aol.com>; Robin Russell <scubarobin@msn.com>; Mike Cero <mscero@comcast.net>; 'Elizabeth Buckley' <mezzo@elizabethbuckley.com>; Carolyn Boatsman <c.boatsman@comcast.net>; Heather Cartwright <heather.jordan.cartwright@gmail.com>; Robinson, Gary <gdrobinsong@gmail.com>; Jackie Dunbar <jadunbar@comcast.net>; Elaine Kavalok <kavalok@hotmail.com>

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To: [Debbie Bertlin](#); [Salim Nice](#); [Tom Acker](#); [Wendy Weiker](#); [Benson Wong](#); [David Wisenteiner](#); [Bruce Bassett](#)
Cc: [Evan Maxim](#); traci.granbois@gmail.com; [Mark Coen](#); [Robert Medved](#); ibappelman@comcast.net; [Peter Struck](#); [Goldberg Michelle](#); [Robin Russell](#); [Mike Cero](#); "Elizabeth Buckley"; [Carolyn Boatsman](#); [Heather Cartwright](#); [Robinson, Gary](#); [Jackie Dunbar](#); [Elaine Kavalok](#)
Subject: Public Notice To Amend Comprehensive Plan and Rezone Property Along Sunset Highway
Date: Monday, June 18, 2018 1:07:53 PM

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Subject: RE: Public Notice To Amend Comprehensive Plan and Rezone Property Along Sunset Highway
Date: Monday, June 18, 2018 2:34:52 PM

It would seem reasonable that there be a public response from the Council regarding the seeming ad hoc nature of this action.

Best,

G.

From: Robin Russell <scubarobin@msn.com>
Sent: Monday, June 18, 2018 1:54 PM
To: Dan Thompson <danielpthompson@hotmail.com>; debbie.bertlin@mercergov.org; Salim Nice <salim.nice@mercergov.org>; Tom Acker <tom.acker@mercergov.org>; wendy.weiker@mercergov.org; benson.wong@mercergov.org; david.wisenteiner@mercergov.org; bruce.bassett@mercergov.org
Cc: evan.maxim@mercergov.org; traci.granbois@gmail.com; Mark Coen <mcsnb@msn.com>; Bob Medved <robertamedved@msn.com>; ibappelman@comcast.net; Peter Struck <struckmi@aol.com>; Goldberg Michelle <megold7ny@aol.com>; Mike Cero <mscero@comcast.net>; 'Elizabeth Buckley' <mezzo@elizabethbuckley.com>; c.boatsman@comcast.net; 'Heather Jordan Cartwright' <heather.jordan.cartwright@gmail.com>; Robinson, Gary <gdrobinsong@gmail.com>; Jackie Dunbar <jadunbar@comcast.net>; Elaine Kavalok <kavalok@hotmail.com>
Subject: Re: Public Notice To Amend Comprehensive Plan and Rezone Property Along Sunset Highway

I answer to your question Dan on if I knew or heard about this prior to your email the answer is NO, which tells me the hope is this slips in under the citizens radar. Thank you!

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206.419.3498/cell

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Daniel Thompson

Thompson & Delay

Attorneys at Law

506 2nd Ave., Suite 2500

Seattle, WA 98104

Phone: (206) 622-0670

Fax: (206) 622-3965

From: Jim Schwab
To: [Kirsten Taylor](#)
Cc: [7800 Plaza](#); [Evan Maxim](#); [Ken Passe](#); [Mark Hirayama](#)
Subject: Re: FW: Concerns about "Amendment 15 - Draft"
Date: Wednesday, August 22, 2018 4:59:37 PM

Correction:

I can make an evening meeting only on Monday, Tuesday and Wednesday next week.

Jim Schwab

On Wed, Aug 22, 2018 at 4:55 PM Jim Schwab <7800plazapres@gmail.com> wrote:

I can make Monday but Thursday and Friday are not good for me. I can meet in the evening as well.

Jim

On Wed, Aug 22, 2018 at 1:08 PM Kirsten Taylor <Kirsten.Taylor@mercergov.org> wrote:

Hi Mark and all,

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We might also be able to join a meeting in the evening except for Tuesday August 28.

Please let me know if any of these time frames work for you.

Thanks,

Kirsten

Kirsten Taylor | Senior Project Manager

City of Mercer Island • www.mercergov.org

[9611 SE 36th ST](#) | Mercer Island WA 98040

206.275.7661 | kirsten.taylor@mercergov.org

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From: Mark Hirayama <mhirayam@gmail.com>

Sent: Tuesday, August 21, 2018 7:25 PM

To: Kirsten Taylor <Kirsten.Taylor@mercergov.org>; James Schwab <7800plazapres@gmail.com>; Ken Passe <kpasse@comcast.net>; 7800 Plaza <7800plaza@cwdgroup.com>

Cc: Evan Maxim <evan.maxim@mercergov.org>

Subject: Re: FW: Concerns about "Amendment 15 - Draft"

Hello Kirsten and Evan,

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We would definitely like to schedule a meeting with you at a mutually acceptable date and time. Can you please propose some dates and we that we can consider? We will discuss and choose a date. Both James and I are out of town at the moment, so some dates in the future will help.

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City Manager Julie Underwood and I would like to meet with the homeowners to review the proposed project including timelines, project parameters and basically what we know today and the process going forward. The City wants to be a good neighbor and keep you informed and involved throughout the proposed project.

Than you for your assistance with this.

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To: Evan Maxim <evan.maxim@mercergov.org>
Subject: Concerns about "Amendment 15 - Draft"

Hi Evan,

I read the "[Amendment 15 - Draft](#)" that I recently became aware of, and I'm concerned about this proposal. Looking at Figure TC-2 on page 2 of the proposal, a portion of land north of the current Tully's on SE 27th will be changed from Public Institution to TC-5, and will allow a building as high as 63 feet to be built as far north as the current pedestrian walkway that goes through the sculpture park along Sunset Highway.

I live in the building at [7800 SE 27th street](#). All of the north-facing units (of which my unit is one) will be significantly impacted by this change. I do understand that if this proposal is approved, it is not guaranteed that a 63 foot building will be built that fully occupies that space -- however, it raises the possibility of such a building being built, whereas the current plan does not allow it.

If such a building were to be built, it would remove what little natural sunlight the north-facing units of our building have. Currently we have very little natural sunlight as it is -- only during the morning hours when the sun is rising from the east. If a building were to be built in the proposed location, all morning sunlight would be blocked.

I'd like to better understand why the proposed change is necessary. I understand the need for more Park & Ride parking spaces, and I fully agree with this need. However, what is preventing the parking spaces to be created underground, like the current garage in our condo building, and half of the parking spaces in the current Park & Ride on North Mercer Way? Why does a 63 foot building need to be built in this location? Alternatively, why couldn't this space be designed as TC-3 rather than TC-5? And why does the area need to be extended so far west -- why couldn't it be extended further east closer to the intersection of 80th St and SE 27th?

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206-228-9640

Owner, Unit #501 of 7800 Plaza Condominiums at [7800 SE 27th St.](#)

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Subject: Re: FW: Concerns about "Amendment 15 - Draft"
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Subject: Re: Public Notice To Amend Comprehensive Plan and Rezone Property Along Sunset Highway
Date: Monday, June 18, 2018 3:07:02 PM

Agree.

Robin
Robin Russell
206.419.3498/cell

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Sent: Monday, June 18, 2018 2:34:45 PM
To: 'Robin Russell'; 'Dan Thompson'; debbie.bertlin@mercergov.org; 'Salim Nice'; 'Tom Acker'; wendy.weiker@mercergov.org; benson.wong@mercergov.org; david.wisenteiner@mercergov.org; bruce.bassett@mercergov.org
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The notice can be found at <http://www.mercergov.org/files/BULL06142018.pdf>

As far as I am aware this proposed amendment of the comprehensive plan was not on the 2018 docket and was just added, without any public notice or council discussion that I am aware of.

I don't think the city or DSG are being genuine in its attempts to notify the citizens of this meeting, and the purpose. Few citizens understand the requirements to submit written notice to become parties of record and thus have the right to appeal, and I think it is disingenuous to hold such a hearing on August 29th, along with all the other proposed comprehensive plan amendments two days before the Labor Day weekend. I saw nothing on ND despite the city apparently having a public relations official. The Tully's purchase and sale agreement is not to be executed until the end of December 2018, and any plans to develop the property are years away. In fact the Freshy's property P&S agreement is not scheduled to

be closed now until June 2019 due to a request for a delay from Cohen, and the Tully's project won't be ready for bids -- let alone construction -- until probably 2021 at the earliest.

Maybe only I read the recent citizen survey results, but I thought regulating development and better transparency in permitting were the top two citizen complaints leading to the citizens' unwillingness to pass a tax increase, along with protecting our parks which is why the council is finally forming a parks board. This council, both past and present, has shown a remarkable willingness to develop or sell our parks, including the recent decision to rezone and sell the city's property next to Freshy's despite the fact anyone familiar with land use and development would know Cohen's too--good--to-- be--true proposals -- and unwillingness to personally guarantee any of the terms -- have almost no chance of coming to fruition, although the city will have sold its linear park property and forwarded the proceeds onto WSDOT without any written guarantees on the use of the proceeds.

I have similar doubts about the Tully's project ever coming to fruition and have forwarded those on earlier. The city and council apparently believe a private developer will agree to develop a polluted site (which precludes financing unless through some EB 5 visa program) and build a five story mixed use development along with 100 underground parking stalls that will cost close to \$9 million (with the city having to raise \$4.5million to match ST's \$4.5 million for commuter parking), along with the underground parking for the mixed use development parking that will be *below* the 100 commuter parking stalls.

If I could offer the DSG and council some advice it would be to take extra measures to notify the citizens and obtain their participation when rezoning parkland, or what appears to be park land. I think if Kite Hill taught the DSG and council anything it is to not rely on land use designations the citizens don't understand or believe, or that property zoned "PI" is not parkland even if it walks and quacks like park land. Before rezoning the park property my suggestion is to delay the rezone until 2019 (which I think is legally required anyway) or until the city or council can show the citizens the proposed development on the Tully's location has any possibility of becoming a reality, because I don't think it does, not at least until the city comes up with \$4.5 million and the pollution is remediated, and then I don't see anything over two stories panning out financially due to the parking requirements.

I also think it would be a good idea to think about a town center master plan before taking this action. Too often the council looks like it makes decisions involving the town center piecemeal, without any kind of coordinated thinking, with predictable results (another peeve of the citizens in the survey).

I have copied a number of citizens whom I think pay close attention to local politics to see if any of them are aware of this public notice and public hearing on August 29th. If they are not, something is not right with this notice and process, and once again our DSG and council will

look deceitful in permitting and regulating development. I will be very interested to know how many council members plan on putting off Labor Day vacations to attend this open record hearing, because I will be coming back for it and will count the council members there. If I am there so can the council members.

My suggestion is to continue this application and open record hearing until the 2019 docket. The council has plenty to work on in 2018, and although it is now nearly July almost nothing on the 2018 list of goals has been accomplished, or looks like it will be accomplished, except some pretty dishonest comprehensive plan amendments at the Planning Commission right now that will come before the council at the end of 2018, along with a Transportation Concurrency Ordinance based on some pretty unbelievable traffic numbers, if you ask me.

If the tax increase has taught us anything it is the lack of transparency is killing the council, and from what I see at the Planning Commission continues to.

Daniel Thompson

Thompson & Delay

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From: Sarah Fletcher
To: [Evan Maxim](#); [Council](#)
Cc: [Dan Thompson](#)
Subject: Tonight's Planning Packet for Planning Commission
Date: Wednesday, June 20, 2018 5:31:29 PM

Hello, I just glanced at the packet. I don't know what is going on, but if you look at Attachment B, Exhibit A, page 60, "Approximate Boundary for Proposed Comprehensive Plan Amendment and Rezone", how could you propose removing the multi-colored sculpture, trees and green space adjacent to Tully's just to put in an underground parking lot? What is more important - an underground parking lot, or a place for children and people to walk? That is a nice green area en route to the markets for people living north of the Park and Ride. What will the walk be like for us walking from the Park and Ride, past the huge monstrosity of the light rail transit center, then having to walk past vehicles with all their car fume emissions, that has got to be the worst plan you could possibly come up with.

Please do not allow the change from Public Zone to Town Center. It is too premature anyway . We don't even have a layout of what is going to happen with Sound Transit along 80th Ave SE, we don't know what is happening with roundabouts, we don't know what is going to happen when King County Sewer close that section between 81st Ave SE and Island Crest Way, how the traffic will be diverted. Plus, we need a restroom somewhere along that area, we need a police booth or something where people taking the train, if they feel threatened, can quickly seek assistance from the police, and/or a kiosk where someone could sell coffee or something. If you change the zone and it turns out we need a public facility, then it will mean having to go through this all again. The plan to shove a parking lot there is just terrible. So, please strike it off the Agenda.

I shows on" What are you thinking?

It looks like you want to allow the removal of that colorful sculpture which is where children play and remove a whole lot of trees which is not in keeping with cherish the environment in order to put a Parking lot. Please do not allow that. That area should be a pedestrian area where children can play and walk safely to the light rail.

And on the following page, page 61, it shows the key for "Commercial Office," but if you look at the map, where Farmer's Insurance Building is which is zoned for Commercial, it does not show the Commercial space. Is this an error or is this deliberate? What does it show on the map on page 61? for where Farmer's Insurance is? Thanks.

"9.1 Strive to the extent possible to minimize traffic impacts to neighborhoods and foster a "pedestrian-friendly" environment." How do you propose to make that area pedestrian-friendly with a whole parking lot for 200 cars be pedestrian-friendly?

Please think of what you are wanting to create and envisage what it would be like you walked past on your way to the shops from the Park and Ride?

"Air Quality Conformity — Amendments to the federal Clean Air Act made in 1990 **require Washington and other states to develop a State Implementation Plan (SIP) which will reduce ozone and carbon monoxide air pollutants so that national standards may be attained.** The Central Puget Sound area, including King County and Mercer Island, currently meets the federal standards for ozone and carbon monoxide. The area is designated as a carbon monoxide maintenance area, meaning the area has met federal standards, but is required to develop a maintenance plan to reduce mobile sources of pollution."

Would someone like to provide me with the maintenance plan to reduce mobile sources of pollution? I would like to know, do you honestly think that your proposal where Tully's location is will reduce mobile sources of pollution especially when the vehicles exit the parking lot which no-one will tell me what the plan is?

Please will you have a community meeting so that we can delve into the details. It is no good just asking the Council to approve something based on the packet.

From: Traci Granbois
To: [Evan Maxim](#)
Subject: Is this really an emergency?
Date: Tuesday, June 19, 2018 11:28:42 PM

Hi Evan,

I have serious concerns on whether the rezone/comp plan amendment on the property adjacent to Tully's is actually an "emergency". If possible, I would love to see the case citations establishing this "emergency". Thank you in advance.

In addition, this hasty attempt at a comp plan amendment for city-owned property does not quite sit right. Would any other Town Center property have this same opportunity to present a comp plan amendment out of the normal cycle?

Please consider this e-mail as my public comment on the record and forward to the Planning Commission.

Thank you,
Traci

Public comment to the Draft Comprehensive Art Plan April 14, 2018 Arts Council meeting		
Group/Name, if given	Comment	Frequency
Jackie Dunbar Charon Gooding	This meeting format is inadequate for public comment.	3
	Support Arts, No MICA in Mercedale Park	18
	Bring variety of classical music (like MMIP) and international artists performing on the island	
	Art Room with gallery space and room for supplies available for drop in use, classes, etc.	2
	Arts bring people together. Brings diversity and enriches people, opens minds	
	Great Parks have great Arts Buildings	
	Mercer Island cannot consider itself a great community unless it embraces (financially and civically) the arts	
	City needs to look at the needs of the arts & community that is <u>not</u> being met because there is not the space and place for it.	
	Did you ever notice that virtually <u>all</u> use of Mercedale is on man-made things? Playground, walking path, skate park, etc.? Replacing the recycling center with MICA would be awesome and would increase use/beauty to the park	
	Our ? need a place for arts on the island. Our community does too and so do our businesses	
	I love the mission of MICA. Please support the effort to find a location!	2
	Arts Council - you are doing a fabulous job. Don't be intimidated by a few grumpy people who say NO to anything and everything.	
Jonathan Shakes	(1) Add an explicit policy to evaluate our community's art-related needs. (2) Add a policy related to the previous one to create a comprehensive arts plan addressing these needs. (3) The policy to "Require new public projects to provide at least 1% construction costs to fund new public art" is the only policy with an explicit funding source. That implies our city is more serious about visual arts than we are about performing and literary arts. I am not aware that we have ever made that type of prioritization, so I don't think our policies should discriminate in favor of one type of art.	

<p>Julia Hokanson</p>	<p>...Our family supports exploring the best ways to create the spaces and places that our arts groups need on the island. Please add Arts and Culture to the Comprehensive Plan</p>	
<p>Sue Sherwood</p>	<p>...In 1985 when the MI Arts Council was "birthed" it was our hope within ten years it would lead to the creation of a division of the city specifically for Arts & Culture. Hats off to our City Manager, Julie Underwood, the City Council and current leadership of the Arts Council for recognizing the vital role arts and</p>	
<p>John Gordon Hill</p>	<p>...I applaud the City of MI for moving forward to codify support of the arts as a foundational value in the comprehensive plan...</p>	
<p>Ira Appleman</p>	<p>...I don't have any objection to the Comprehensive Art Plan Statement, except that it's way too long. My problem with your Comprehensive Plan activities is that, fundamentally, they are directed at destroying Mercerdale Park by building an arts building</p>	
<p>Jackie Dunbar</p>	<p>...When MICA publicly announced a 120-day pause to ask MI residents their opinions about MICA and what they thought about art on MI, many islanders were happy to see what they considered progress. It is saddening and disappointing to find out the Arts Commission is using the 120-day time out to update the Comprehensive Plan adding not only an Arts center, but also subsidized housing and a Makers space at the same time the City Manager, Julie Underwood and Financial officer and assistant city manager, Chip Corder, are alerting MI citizens to the impending financial crisis the city is facing. Updating the Arts Comprehensive plan to codify interests by a special group can be seen as bypassing the input of the citizens of MI who will ultimately be paying the bills. As art is woven into the fabric of everyday life, public participation into the</p>	
	<p>The greatest downtown parks in the country and in the world have arts buildings/centers. Just image how awesome it would be if MI would join that group.</p>	
	<p>Art Centers have proven to be positive in terms of economics and access to culture experiences in a community.</p>	

	Sadly, I need to go to other cities for arts workshops. How I wish I had that on M.I.	
	The city has the opportunity to explore/support the intersections of art with wellness, seniors, mental health, community safety, etc.	
	We need a community art room with no carpet and water and art supplies for all to use.	
	Senior Improv Theatre!!! Yes.	
	We need a "hub" for the arts on MI. I love the mission of MICA and am desperately hopeful that the city will partner with MICA to identify a location. We - Mercer Island - deserve it! Our seniors, children and all of the citizens.	
	Our art center needs to focus on all art education - Dance, drama, visual, music - to supplement the underfunded art programs in schools. Kids need art education for healthy brain development. Especially now in our digital	
	I encourage using Mercerdale recycling center location for an arts center. I think it will energize the park and help businesses in the	
	MICA should <u>not</u> be built in Mercerdale Park. It should be built near the transit center.	
	Please do not put an arts center in a park. Please use private \$\$'s. The city is out of	
	Arts in the community create positive economic impact.	
	Arts enrich people, making them more open minded, creative, diverse.	
	Build any new Arts Center on Private Land. <u>Not</u> in a beautiful public park (like Mercerdale. No!	
	Sponsor art classes for all ages at Comm. Ctr. Designate an art room that does not have carpet and has storage.	
	Plan art walk (first Thursday) events	2
	There is a wealth of culture and arts resources across the region. How can our community incentivize their participation on MI? How can we most benefit from their	
	I am happy with MICA in the park	
	Me too!	
	Everybody loses if MI doesn't make the financial support of arts as big a priority as parks, rec, comm. ctr., etc. It is vital.	

	Supporting art programs for youth will occupy them/inspire. Keep away from developing destructive lifestyles	
	I am a fan of the Arts. I do not think any human structure should displace any green	
	Arts incorporated into every development and open space. Parks - left alone.	
	MI has a vibrant arts community now. It is not necessary to destroy Mercedale Park to feed a few egos.	
	I support arts and art programs. I do not support and arts center in Mercedale Park.	
	As an artist myself, I support the arts, but no building should be built on public land.	
	The arts belong in public parks	
	Arts & parks are friends.	
	Need a multi-use MICA facility in CBD on private land. no use of any parkland	
	Goal: Support the arts on MI Policy: The arts must not conflict with parks & open space, which must be preserved to enhance the community's extraordinary quality of life. Arts activities in our parks and open space must always be nondestructive and arts buildings must not be built in parks and open	
	Arts are intrinsic to humanity and must be cherished - not treated as political football. Rise above the differences and be good stewards of the arts.	
	100% for the arts & MICA, but not at losing the park. Another site's a terrific idea	3
	Arts and Parks are a natural together. In so many cities, both in the US and also abroad, art facilities in and near parks enhance the area and bring more people into parkland to enjoy the beauty and experience art & culture.	
	Support the arts, but parkland is not the place to build a private building.	
	I support the additional of arts and culture to the Comprehensive Plan as an intentional statement of values. Regarding open space, let us have a discussion of values. Open space, like all public space, serves functions. Ecological & social. No all open space is of equal value. Let us speak of values on issues with informed understanding and good will.	

	Last policy of goal 1 is KEY.	
	Ditto!	
	MICA is a privately funded public space. I support offering up public property to make it	
	Arts & culture add to the quality of life on MI and needs attention in the comp plan.	
	So worried by the negativity related to arts and MICA. Art and culture is genrally a most positive resource in a city.	
	Placing art/culture in comp plan is a tremendous step forward. There are so many artists in our community that would benefit from the city encouraging art-making here and not across the bridges.	
	The Arts have a crucial impact on our Economy	
	There should be unconditional support for ALL the arts on MI. It's a matter of quality of life and what we want in a community.	
	There should be no competition (as a goal) with regional art endeavors. I don't believe that arts is a revenue source for??? at MICA's words	
	I don't believe public funds should help build a private bulding. Park of why I love living on MI is because it is a community full of creative people in the arts. It is an enhancement to our ives. I love the idea of looking at the larger art community and putting together some positive and healthy new plans and goals together.	
	Art plays a central role on MI as well as development for children. Additionall, nature plays a central role on this island as well as child development Kids need natural park space and programs to connect to the environment. Make the arts center on private land. Not in a	
	A private building does not belong in public parkland. We need to save public parkland for future generations.	
	The last 3 policies on goal 1 should be removed because they have to do with development rather than the arts per se.	

	<p>"Every child is an artist. The problem is to remain an artist once we grow up" Pablo Picasso. It is more important than ever to foster creativity in our children and arts (like science) provides a great way to introduce experimentation and creative growth. Our MI community needs to support arts. I believe</p>	
	<p>Art is important and should be incorporated into architectural aspects of new buildings in the town center. The draft is too specific and does not match the general goals of the rest of the MI comprehensive plan. Arts are already included in the comprehensive plan under "land use". To be so specific doesn't leave space for new initiatives and flexibility to meet future needs.</p>	
	<p>I love the idea of a Maker's space that supports the creativity of all people and not "artist". (woodworkers, craftmaking, quilters, etc. We need to support the truth that all people are</p>	
	<p>Can arts Collaborate with a cultural exchange program or sister city program so that are always international artists temporarily in</p>	
	<p>I'd like to see a more diverse group of artists on</p>	

From: CAROLYN FRANKHOUSER
Sent: Monday, March 12, 2018 8:46 PM
To: Council <council@mercergov.org>
Subject: MICA Meeting 3/14/18

Dear City Council,

I am unable go attend this meeting but I want you to know I do not want MICA taking any of our parks' property for their use in constructing their proposed building. There is NO room for parking. Our property taxes and utility bills on Mercer Island are probably the highest in this state. They want something for little or nothing. There is currently so much art culture in Seattle and on the east side and in the area schools that I find it hard to consider what MICA is proposing.

Nothing should be considered unless it goes to the vote of the people residing on Mercer Island.

A Concerned Citizen for the Protection of MI Parks
Carolyn Frankhouser

From: Dan Thompson
Sent: Tuesday, March 13, 2018 12:08 PM
To: Sarah Fletcher; Julie Underwood <julie.underwood@mercergov.org>
Subject: Re: Upcoming Arts Council Comprehensive Plan Changes

Hi Sarah, I posted about this on ND. Actually the Arts Board's Policy Goals are laudable, and remind me of the original intent of our original town center development code, which in part was based on Carmel CA's town center.

However, since the council has refused to include any of these Policy Goals in the different Town Center Development Codes -- and appointed members to the Design and Planning Commissions who would not enforce them -- these are just dreams that have no chance of becoming reality. Dreams or "Policy Goals" remain just that -- dreams -- unless elected officials include them in development codes, or have the public funds to make them reality. If you want to compare reality with dreams I suggest you review the new development proposal for the King property (which was the subject of a recent Design Commission study session I attended with Benson Wong) with the Arts Board's Policy Goals. It is pretty clear to me that under the "new" development code the rest of our town center will be developed pretty much exactly the same as the current five story mixed use development our new code was enacted to remedy.

MICA has been put on pause by Julie and Paul Shoemaker (whom I am meeting on the 20th) to see if there is some way to thread the needle and create a performing arts center in our town center when neither the city nor MICA has the funds for the land or onsite/offsite parking. I think it can be done, and not in a park either, but the fact is MICA will need public support for both the land and parking for whichever location is chosen, whether that is ST settlement funds for permanent parking or bonding commuter parking revenue, which is unknown until the site is selected. On this issue I think Julie and Paul are doing everything possible, beginning with defusing a lot of citizen acrimony created by some on our past council, and I would hope we can create a performing arts center and preserve our parks at the same time.

Daniel Thompson

(See Sarah Fletcher email)

From: Sarah Fletcher
Sent: Tuesday, March 13, 2018 9:45 AM
To: Julie Underwood <julie.underwood@mercergov.org>
Subject: Upcoming Arts Council Comprehensive Plan Changes

Hello, I am wondering if this revision is to include any part of allowing MICA in a park and if so, I hope you will make it very clear which part of the language relates to a Performance Arts Center in a park.

<http://www.mercergov.org/files/DRAFTArtCultureCompPlan.pdf>

And I would like to know, what are the repercussions of having the Comprehensive Plan updated with the proposed language?

I only ask is because the last thing that the City needs is to be forced into having to come up with money it does not have to then support the construction of a Performance Arts Theater and affordable housing for artists or a community arts center. And it is "makerspace," not "Makers space."

And to be clear, there is no "need" for MICA, it is more that MICA "**want**" a Performance Arts Theater on Mercer Island. MICA has some fanciful idea to create an Arts Center, where is the money going to come from? And this business of creating a "community arts center," how much is that going to cost and where do they plan on putting the arts center?

And "Require new public projects to provide at least 1% of construction costs to fund new public art," could someone please translate what that means.

And the language is very convoluted.

I hope that the Arts Council are not asking to have the Comprehensive Plan to be updated to accommodate MICA. It just seems like MICA tried to have the Parks and Recreation name changed to "Arts, Parks and Recreation" then it was to allow an alcohol facility which also sounded like it was to accommodate MICA, and now, it seems like this Comprehensive Plan update is again to support MICA.

If you would like to give us all some figures as to how much this creation of private/public partnerships is going to cost, that would be a good start.

And good luck incorporating your art into Sound Transit's light rail station. They wouldn't even let us have any input into the design. The local artists should perhaps come up with ideas to cover up all the concrete that we are going to have to look at by the Light Rail Stations, that would be money well spent. The Arts Council might want to ask Sound Transit for some money for the arts so that local artists could do something with the light rail stations. That could be a goal.

The last thing we need is that we are lumbered into revising this language and then that means the City has to come up with money it does not have because it was stated in the Comprehensive Plan. And just because everyone thinks updating the Comprehensive Plan means that the City have to abide by what is in the Comprehensive Plan, when it came to my saving the Sequoia tree, the City ignored all that bit about cherishing the environment, preserving mature trees, and concurrency, etc., so even if the Comprehensive Plan is updated with whatever proposed language is decided, the City can ignore that as well. It seemed to be fine to ignore what was in the Comprehensive Plan in the past, they can easily ignore it in the future too.

Thank you.

Sarah Fletcher

From: Doug Cairns

Sent: Monday, March 12, 2018 9:34 PM

To: Council <council@mercergov.org>

Subject: I love the park as is

I own a property near the Mercedale Park. I feel it would be inappropriate for the city to pay for an arts center white elephant that would destroy the beauty of the park. I hope you will oppose the arts center and prefer the beautiful park

From: Jackie Dunbar
Sent: Wednesday, March 14, 2018 8:20 PM
To: Kai Fulginiti <kai.fulginiti@mercergov.org>
Subject: Comprehensive Arts Plan

March 14, 2018 Jackie Dunbar

Comprehensive Arts Plan comments

When MICA publicly announced a 120 day pause to ask Mercer island residents their opinion about MICA and what they thought about art on MI, many islanders were very happy to see what they considered progress. It is therefore very saddening and disappointing to find out the Arts Commission is using the 120-day time out to update the Comprehensive Plan adding not only an Arts center, but also subsidized housing and a Makers space at the same time the city manager, Julie Underwood and Financial officer and assistant city manager, Chip Corder are alerting MI citizens to the impending financial crisis the city is facing. Updating the Arts Comprehensive plan to codify interests by a special group can be seen as by-passing the input of the citizens of MI who will ultimately be paying the bills. As art is woven into the fabric of everyday life, public participation into the decision-making process is paramount for success of any public art implementations.

Questions for the Arts Commission:

1. Was this document the Comprehensive Art Plan created by request of the MI city Council? If not, how did it originate?
2. What is the need for the update now? Why now?
3. Was this plan approved by vote of the Arts commission? If so, was it unanimous?
4. To avoid the appearance of a conflict of interest, having a sitting MICA board member on the Arts Council and the Arts Council requesting the policy: "Pursue a community arts center", which is listed as the last item under Goal 1, the Arts Commission should publicly disclose they have a board member who sits on the MICA board in all communications.
5. Will financing/public money/ or public parkland specifically Mercedale Park be required from MI taxpayers to implement any plan/plans mentioned in this document.
6. Is updating the Comprehensive Art plan a way to by-pass the Mercer Island Voters and give away public parkland worth millions of dollars to a private development for \$1.00 a year for 50 to 80 years, rather than have a public vote?

I have these additional comments: Overreaching of authority by the Arts Commission as listed in the Comprehensive Plan under Goal 1: 9th goal listed: "implement a creative district and accountability strategy to complement and enhance overall city development strategy and to foster a thriving economy." I believe the citizens of MI have elected the city council for this task.

The Arts commission can suggest general ideas and goals concerning art to the community, it is the public that must specifically decide what they visualize as benefitting their community. Central planning does not make art vibrant.

All citizens on Mercer Island should be involved in the process to decide how art is to be incorporated in their community. Any requests involving public funds should show basic fiscal discipline and stewardship.

Jackie Dunbar
 3/14/18

From: Jonathan Shakes
Sent: Wednesday, March 14, 2018 4:52 PM
To: Council <council@mercergov.org>; Joy Langley <joy@joylangley.com>
Subject: Comment on Art and Culture Policy Addendum

Dear City Council Members and (via Joy Langley) Arts Council Members,

Thank you all for your efforts to add an art and culture policy addendum to the City's comprehensive plan. I am unable to attend tonight's session regarding an art and culture policy, so I am sending feedback via this email.

I like most of the current draft statement. Here are three suggestions for changes:

1. Add an explicit policy to evaluate our community's art-related needs.
2. Add a policy related to the previous one, to create a comprehensive arts plan addressing these needs.
3. I noticed that the policy to "Require new public projects to provide at least 1% of construction costs to fund new public art" is the only policy with an explicit funding source. That implies our city is more serious about visual arts than we are about performing and literary arts. I am not aware that we have ever made that type of prioritization, so I don't think our policies should discriminate in favor of one type of art.

Sincerely,
Jonathan Shakes

From: Peter Struck
Sent: Wednesday, March 14, 2018 9:22 AM
To: Kai Fulginiti <kai.fulginiti@mercergov.org>
Subject: Public Comment - Comp Plan Arts Goals - Draft

Attached is my public comment, in lieu of an Appearance, at the 3/14/18 Arts Council meeting (due to prior commitments). Please ensure that this comment is entered into the record.

In brief, the draft is a reasonable initial effort, but as I outline in my comment, there needs to be a lot more discussion and vetting with the community in order to produce a document that truly represents the community's vision on the arts, and informs City leaders as it goes about long-range planning.

In regard to process, I have two suggestions. First, the Arts Council needs to set forth a schedule of planned public engagement, information it will provide the community, etc. (similar to what C.A.G. has done). Second, I believe it would be quite helpful if the Arts Council sets forth criteria as to whether a "policy" should be included or not. Without criteria or guide posts, it's very easy to get an undisciplined document that represents the "kitchen sink" approach of throwing everything in and then later figuring what is truly important. That, in my opinion, is not a good governance model to follow.

I also took the liberty to mark-up the draft proposal for your consideration.

Thank you , Peter Struck (mid-Island)

A Public Comment (in lieu of a Public Appearance)
To The Mercer Island Arts Council's March 14th Open Meeting
On a Proposed Comprehensive Arts Plan
Submitted by Peter L Struck
9130 SE 54th Street, Mercer Is, WA

The Process

First, I urge the Arts Council (“Council”) to establish a well thought-out and well publicized communications plan that outlines the dates and steps the Council plans to take, and the accompanying documents it intends to produce. As an example, the recently formed Citizens Advisory Group on financial challenges has done a good job of that.

Second, I believe the Council may be putting the cart before the horse! What I mean is that the proposed plan document has little background information that should provide and inform not only the Council but the community on why these goals and policies are, in fact, an appropriate set. My first quick reading of the draft suggested this is really an all-encompassing wish list, rather than a fully-vetted document that seeks to prudently inform the community on long-range planning for the arts.

Third, as others have suggested, the Council should first embark on a fact-finding mission that seeks to catalog all the various efforts to support, enhance and nurture the arts currently underway, and then one can begin to provide a more nuanced view of how the community should proceed in terms of providing guidance to the long-range planning of the Island.

The Draft Plan - Statement

The overall statement seems to be a self-congratulatory effort that may fall short in the eyes of many in the community. Indeed, recent efforts by the City, especially in the Town Center, seem at odds with the descriptive statements and language set forth herein. I would suggest a more “matter-of-fact” approach rather than flowery embellishments that may be more appropriate for a marketing document.

In the second paragraph of the Statement, there are a number of anecdotal examples and statements made to support the conclusion that “arts play a central role in Mercer Island life and culture”. While not necessarily disputing the conclusion, there are a number of unsubstantiated claims that need to be footnoted with proof in order to provide a valid conclusion. For example, where is a list that names the “hundreds of artists”.

In the third paragraph of the Statement, jargon such as “creative placemaking” is employed without benefit of what is truly meant by the term. The final sentence of that paragraph that begins “The city can continue.....” is an aspirational platitude that fails to truly inform the reader as to what is really being envisioned.

The Draft Plan – Goals 1 & 2

The two key words that attempt to differentiate the two goals are “support” and “nurture”. Yet, these two words are synonyms that can be used interchangeably in many instances. Thus, one first has to better define if there are really two different overarching goals being put forth here? I would submit probably not – but rather two stylistic variations on a theme. Second, if there are truly two goals, a better definition to establish two distinct paths of planning needs to be incorporated.

In Goal 1, there are proposed eleven (11) policies or initiatives. Most organizational studies conclude that a maximum of seven (7) or less is optimal and more than that creates conflict, confusion and/or dilution. I would urge the Council to carefully consider these list of policies or goals, the community’s need or desire for them, and a realistic assessment of viability. A plan should not include goals that are either not considered attainable or have already been met for the most part.

There are outlined several policies that purport to “support the arts”. Absent from this outline is any evidence that there is latent demand for these items, and if so, is that demand already being met thru existing programs. Again, it is strongly suggested that the Arts Council pursue an inventory of existing resources, programs and activities that support arts and culture in the community (including City, MISD, and private endeavors) prior to making policies that may have already been met.

Furthermore, there are certain items that should be considered not as an Arts and Culture goal, but are really land use policies such as affordable housing development, construction of buildings, and pursuing a community arts center location. In addition, the policy that suggests the presence of an Arts Council committee is not appropriate for the Comp Plan as it impinges on the ability of the City Council to exercise its authority over the corporate governance of the City.

In Goal 2, there are several policies suggested to “nurture” public art. Yet, many of them are already partially (or wholly) contained in Goal 1 policies. For example, the first goal of “encourage diversity” can be implemented in a number of ways as set for in Goal 1 policies such as broaden local partnerships, provide educational art opportunities, etc.

The policy that recommends a 1% construction cost set aside should be evaluated further in the context of the overall budget and other priorities.

Other Considerations

What is missing from this first draft, and perhaps that was intentional, is a set of criteria to benchmark what should be included in a long-range plan and what should not. For example, some for consideration could be:

- Is there a commitment of financial resources from the City required to accomplish the policy?
- Can the City accomplish the policy on its own or are partners such as MISD, ST/Metro or private organizations needed to be included?
- Does the policy require other parts of the Comp Plan to be changed/altered to ensure consistency?
- Does the City need to re-adjust its priorities or organizational structure to achieve and/or support these policies?
- How is the demand for certain of these policies, e.g. “living, work, and gallery space for artists”, measured?
- Is there a plan to recycle existing public art as many of the policies do not consider limits, but always growing?

Summary

This document is a rough first draft that raises as many questions as it perhaps tried to answer. To my knowledge, there is no formal plan that is publicized to the community as to how the Arts Council will truly vet this draft plan. To date, it appears that City staff held a brainstorming session and produced a wish list of activities with no established criteria, real evidence or facts as to what the community already has or what it wants. Nevertheless, one has to start somewhere, and this draft document should be considered the first step in a methodical and disciplined journey with ample opportunities for community engagement.

I’m convinced the community looks forward to your next steps, and in establishing a transparent and well-reasoned process which will go a long ways to achieving your goals.

Attachment – Comp Art Plan – mark-up

From: Stacy Dimmich
Date: March 12, 2018 at 7:58:53 PM PDT
To: council@mercergov.org, kai.fulginiti@mercergov.org

Subject: Arts Council meeting Wednesday March 14

I cannot attend the meeting this Wednesday, so I am submitting my comment via email and would like it added to the minutes.

We need to preserve our precious park lands on Mercer Island. I am against any action that could lead to COMI leasing (or giving away) park land to any private businesses, in this case, MICA.

Thank you,
Stacy Dimmich
3230 80th Ave SE
Mercer Island

From: Traci Granbois
Sent: Sunday, March 18, 2018 10:57 PM
To: Kai Fulginiti <kai.fulginiti@mercergov.org>

Subject: comments to Arts Commission proposed addendum to Comp Plan

Hello Kai,

Thank you for your service on the Arts Council.

I am sorry I was not able to attend the public meeting on Wednesday. Attached please find my comments on the proposed addendum to our Comp Plan.

It seems that some of the language in the proposed addendum is aspirational - however, I believe it still needs to be completely accurate - no puff.

Thank you,
Traci Granbois

1. I am concerned that the language used in the first paragraphs is so exaggerated that it borders on falsehoods. It would be beneficial for the entire community if citations were provided for these statements.
 - a. Are “arts” truly “vital to the vibrancy of its economy”?
 - b. Does the City truly have “an extraordinary tradition of public support for art” – what makes it so “extraordinary”?
2. I have not had time to verify this statement:
 - a. “In the early 1990’s Mercer Island was the first community in the state of Washington to adopt a comprehensive plan that included parkland, trails, and the incorporation of artwork into public life.”
3. Does Mercer Island offer outdoor Shakespeare performances or does the Shakespeare company offer outdoor performances in a City of Mercer Island venue?
4. “It is the 50-year home of an acclaimed youth theater group”
 - a. I believe this statement is referring to Youth Theatre Northwest which was established in 1984 which makes it THIRTY FOUR years old not 50.
www.youththeatre.org/about-ytn/
 - b. If one community group is going to be highlighted I wonder why Island Choral Experience, formerly Mercer Island Children’s Choir is not mentioned. It has been operating on Mercer Island since 1976 – it’s 42 years old
<http://www.islandchoralexperience.com/about-our-choirs/>
5. “Policy: Activate and enhance Town Center through arts and culture, reflecting the values of the community.”
 - a. If the City is truly concerned about the values of the community, the community should be able to (informally) vote on new arts purchases
6. I think the last FOUR policies under Goal 1 are huge (and potentially controversial) and require much public debate and comment before consideration – I do not think addition to our Comp Plan by the Arts Commission is an appropriate procedure. Just the suggestion by the Arts Council feels like the City is attempting to circumvent the public process.
7. All policies under Goal 2 require much more public comment and suggestions – please see my comment 5(a) – citizens should have great opportunity to weigh in on what it considers “art”

From: [Diane Mortenson](#)
To: [Evan Maxim](#)
Subject: Fw: arts council
Date: Thursday, May 31, 2018 2:20:35 PM

FYI

From: Bob Hodges <robertcharleshodges@gmail.com>
Sent: Thursday, May 31, 2018 1:36 PM
To: Diane Mortenson
Subject: arts council

I didn't get a chance to complete the survey by the deadline. Please add my comment to the appropriate space -

"I'm 100% in favor of building the proposed theater."

Bob Hodges
9120 SE 50th Street
Mercer Island, WA 98040
360.888.4781 cell/text

From: [Evan Maxim](#)
Cc: [Andrea Larson](#)
Subject: FW: Please forward to the PC meeting tonight
Date: Wednesday, June 6, 2018 5:11:25 PM

Please see public comment, below.

Regards,

Evan Maxim

Interim Director of Development Services
City of Mercer Island Development Services
9611 SE 36th Street, Mercer Island, WA 98040
p: 206.275.7732
f: 206.275.7726

From: Vickie Carper <vickiecarper7@gmail.com>
Sent: Wednesday, June 6, 2018 4:50 PM
To: Evan Maxim <evan.maxim@mercergov.org>
Subject: Please forward to the PC meeting tonight

Re: JCC expansion and Traffic

I live off E. Mercer way and take the E. Mercer Way exit several times a day from Bellevue. I try to avoid that exit around 3 pm, when the french american parents pick up their kids. Traffic backs up onto the off ramp and it takes several lights to just clear the ramp. Its already very slow and I can't imagine what's its going to be like with more people/ traffic with expanding that area.Its already very congested.
A major traffic revision MUST be planned or we will have gridlock in that intersection!

Thanks for allowing input,

Vickie Carper
9829 se 42nd pl (E. Mercer way and 42nd)

From: Casey O'Rourke
To: [Evan Maxim](#)
Cc: [Nicole Gaudette](#); [Andrea Larson](#); [Liz Thompson](#); sabinachang@gmail.com; [Casey O'Rourke](#); [John O'Rourke](#)
Subject: Fwd: Concerns about JCC/FASPS Expansion
Date: Wednesday, June 6, 2018 7:44:31 AM

Hi Evan,

In addition to reading this, would you please forward this email to the planning commission. I've also bcc'd our neighborhood citizens group so they are aware of this communication.

The following email chain documents my initial outreach to the City of Mercer Island several years ago regarding the French American School of Puget Sound's (FASPS) plan to increase its size. I was very disheartened to learn last week that the school plans to join the Herzl-Ner Synagogue and Jewish Community Center and all would like to increase their footprint.

If needed, I will forward all emails to the City which includes you, Nicole Gaudette and Liz Thompson, regarding my repeated requests over the past years to be included in communications regarding the impact that the FASPS has on the surrounding neighborhoods and streets. I would request that all be sent to the Planning Commission for documentation that the neighbors of these organizations will feel an impact by allowing the expansion to go forth.

When I Google the distance to the JCC from my home (4043 97th Ave SE) it is a .5 miles walk and .6 mile drive.

My husband and I bought our home 10 years ago. We moved from the heart of Seattle because we wanted a safe place to raise our family, little traffic so we could walk or bike without concern and appreciated the greenbelt on 40th. In the 10 years we have lived here, the increase in traffic and congestion has increased substantially and our street has felt the impact of the JCC and FASPS.

- It is easy to see the traffic due to school drop off and pick up (as documented in my initial email in December 2016) has only worsened as the school's size has increased and the neighborhoods using East Mercer Way (the only way in and out of the JCC and FASPS) has increased.
- The buses of the FASPS drive along 97th Ave SE on their way to/from school as a thoroughfare to Mercerwood. They drive faster than 25 mph and it is dangerous.
- Parking along 40th in the summer is directly related to the counselors/staff working at the JCC over the three months of summer. These are young drivers who are often in a hurry to get to work or are motivated to be on their way at the end of the day. They are fast drivers and make walking or biking (especially with a young child), treacherous.
- During high holidays the parking for Herzl-Ner Synagogue lines East Mercer Way and 40th. People on their way to temple walk down East Mercer Way and it is often dangerous.
- The FASPS utilizes East Mercer Way for parking as well. Again, this impacts traffic, causes congestion and increases danger as people walk to work along the street.

The plans I have seen for expansion of these three businesses will directly impact the aesthetic of my neighborhood, worsen the traffic to and from my home and may impact our property value. As taxpayers, we believe we need to have our concerns heard and the plans should be

put on hold until the opportunity for a full impact study is shared with and discussed with the impacted community.

My husband and I will be at the meeting this evening and will bring copies of the emails that show the communication history of our concerns.

Thank you in advance for your consideration and understanding as a representative of the taxpaying citizens of Mercer Island.

Casey O'Rourke
4043 97th Ave SE, Mercer Island WA, 98040
206.499.4630

Begin forwarded message:

From: Evan Maxim <evan.maxim@mercergov.org>
Subject: RE: Concerns about JCC/FASPS Expansion
Date: January 4, 2017 at 9:51:17 AM PST
To: "caseyhallowourke@gmail.com" <caseyhallowourke@gmail.com>
Cc: Liz Thompson <liz.thompson@mercergov.org>

Casey,

The rules we are discussing in January would regulate single family development primarily, and likely would not affect the FASPS (at least as proposed currently).

Regards,

Evan Maxim

Planning Manager
City of Mercer Island Development Services
9611 SE 36th Street, Mercer island, WA 98040
p: 206.275.7732
f: 206.275.7726

From: Liz Thompson
Sent: Tuesday, January 3, 2017 8:57 PM
To: Evan Maxim <evan.maxim@mercergov.org>
Subject: Fw: Concerns about JCC/FASPS Expansion

Liz

From: Casey O'Rourke <caseyhallowourke@gmail.com>
Sent: Saturday, December 31, 2016 3:19 PM

To: Liz Thompson
Subject: Re: Concerns about JCC/FASPS Expansion

Hi Liz,

Will this issue be apart of any of the January Planning Commission meetings? I just received a mailer at home regarding the City's plan to update rules for the future and I am wondering if this includes the FASPS. If so, would you please confirm as to whether this specific issue is apart of these plans?

Thanks,

Casey

On Dec 13, 2016, at 3:32 PM, Liz Thompson <liz.thompson@mercergov.org> wrote:

Thank you for your comments. I will make sure to notify you of any upcoming meeting.

Liz Thompson
Planner
liz.thompson@mercergov.org

From: Casey O'Rourke <caseyhallowrourke@gmail.com>
Sent: Tuesday, December 13, 2016 11:09:05 AM
To: Liz Thompson; Nicole Gaudette
Cc: Casey O'Rourke; Evan Maxim
Subject: Concerns about JCC/FASPS Expansion

Hello Everyone,

I spoke with Evan last week and he suggested emailing the following.

My family lives at 4043 97th Ave SE. We have lived here for 9 years and in that time the traffic through our neighborhood has increased dramatically. This is in part due to Mercer Island's growth and we accept that and recognize it. We also know an increase of traffic through the neighborhood and to/from our neighborhood (via East Mercer Way) has increased exponentially as the JCC and French American School of Puget Sound (FASPS) has grown. FASPS buses drive by our home daily, via SE 40th St, as do the families who use our street as a cut through to the school versus using Mercerwood to East Mercer Way. The school now uses 97th Ave SE as a parking lot for teachers and staff and buses. And in the summer, the JCC used SE 40th as parking for camp counselors. These are residential streets and the community was built around homes, not a school, a JCC or parking lot(s).

As the school and JCC plans to expand, I would like our neighborhood to be considered. The expansion plans don't bother me so long as it is to the north and not south into our neighborhoods. It is my understanding the greenbelt that lines 40th is to be held in perpetuity and John Hall has that documentation. Further, the traffic and back ups that are routine on East Mercer Way and onto I-90 need to be alleviated. There are times (generally between 3:25-3:50 pm) I cannot get through to my street for up to 20-30 minutes from I-90 east and it is due to the cars driving to and exiting from the FASPS

At one time, the FASPS used the City Hall driveway and street (SE 36th Street) for their entrance and exit and I would like that to be considered. That street has a turn lane, is marked for far heavier traffic than East Mercer Way, and has stoplights that help regulate the flow of traffic. The use of East Mercer Way and 40th Street is too much for the current student body let alone an expansion plan. There is a street that is gated to the City Hall parking lot that could easily be reopened as an option to help with the traffic.

Having spoken with Evan I know I have missed the cutoff for public comment and do not live within 300 feet of the school and JCC. I am asking to be notified, to the extent the city is allowed, of all planning meetings, any traffic study results, etc. I am also aware of a Planning Commission meeting in January or February. If I could please be notified of this meeting I would also appreciate it. I will make note in my calendar to follow-up as well.

Thank you for work. I ma available for further conversation at (206)335-1258.

Sincerely,

Casey O'Rourke

Mercer Island Planning Commission

June 6, 2018

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

Ira Appelman
9039 E. Shorewood Dr.

I am here to comment on the Arts & Culture Comp Plan Amendment. As Councilmember Bruce Bassett has said, the City is going through an arts public process because the City Council was stunned at the overwhelmingly negative response of Islanders to putting a Mercer Island Center for the Arts (MICA) building in Mercerdale Park. Therefore, I am concerned with putting arts in the Land Use Element of the Comp Plan.

Goal 23.5 is to, “Support efforts to secure space for art and culture activity... pursuing a community performing arts center...,” which sounds to me very much like a retry of putting MICA in Mercerdale Park. Instead, the goal should read, “Support efforts to secure PRIVATE LAND for art and culture activity...”

I support Goal 25 to preserve Mercer Island’s heritage, assuming it isn’t yet again another attack putting a heritage building in Mercerdale or other parks. The Island has a 45-year heritage of rejecting building programs in Mercerdale Park, including rejecting a private commercial development, a civic center, a community center, city hall, a fire station, a performing arts center etc.

The recycling center, built in 1974, represents Mercer Island’s heritage as a leader in environmentalism. I have provided three documents to prove that heritage: the 1976 Washington State Environmental Excellence Award that the High School’s Committee to Save the Earth won for creating the Mercer Island Recycling Center, the Mercer Island Reporter 1976 story showing Governor Dan Evans presenting the award, and the more recent 2017 Reporter article on the library display, created by Meg Lippert, showing the environmental heritage of the recycling center.

I propose adding goal 25.4 to identify our historic heritage as follows: “Identify and preserve Mercer Island’s historical heritage to include at least: the East Seattle School, the Roanoke, Sunnybeam School, the Luther Burbank Administration Building, and the award-winning Mercer Island Recycling Center.”

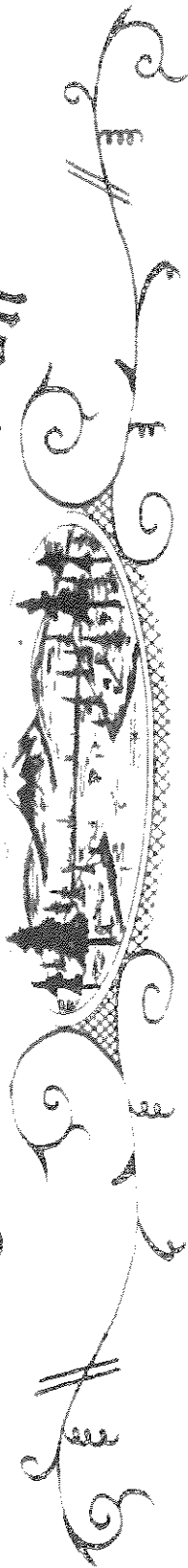
Attachments:

WA Environmental Excellence Award: CSE MI Recycling Center, April 6, 1976

Students honored for recycling station, MI Reporter, April 29, 1976

Library exhibit to honor Mercer Island’s legacy of environmentalism, MI Reporter, October 25, 2017

The State of Washington



Environmental Excellence Award

ORGANIZATIONAL

CATEGORY

For excellence in voluntary efforts to maintain environmental quality in the State of Washington, we hereby give appreciative recognition to:

Committee to Save the Earth

MERCER ISLAND RECYCLING CENTER

*Awarded this 5th day of April, 1976
on behalf of the people of Washington State.*



James I. Haney
GOVERNOR

DIRECTOR, DEPARTMENT OF ECOLOGY

EX 110 May 1976

CHAIRMAN, ECOLOGICAL COMMISSION

Library exhibit to honor Mercer Island's legacy of environmentalism

Wednesday, October 25, 2017 11:08am | [NEWS](#)



MIHS student Bill Hochberg, a member of the Committee to Save the Earth, accepts the 1976 Washington State Environmental Excellence Award from then Governor Dan Evans. Courtesy photo

Long before recycling was popular, Mercer Island High School students led the way in creating their own Recycling Center.

Their efforts will be recognized with an exhibit in the Mercer Island Library this week, according to a press release.

Sept. 15, 1975 — the opening day of the Mercer Island Recycling Center — was a giant step towards realizing the vision of a small group of MIHS students, members of the visionary Committee to Save the Earth.

During the next 34 years, until the Recycling Center closed on Feb. 28, 2010, materials recycled through this small

building have kept millions of pounds of paper, plastic, and other reusable materials out of landfills and raised hundreds of thousands of dollars which was donated back to local schools and community groups, including a donation to the construction of adjacent Bicentennial Park.

Last month, a collection of materials pertaining to the work of the Committee to Save the Earth, including photographs, documents, notebooks, binders, certificates, brochures, drawings, letters, awards, medals, plans, meeting minutes, charts, newspaper articles, receipts, slides, a videotape (“Saving a Piece of the Earth”), and even a Committee to Save the Earth t-shirt and sweatshirt, plus the original 7-foot long “COMMITTEE TO SAVE THE EARTH Mercer Island School District Recycling Center” banner, were discovered in storage.

A small selection of these treasured items will be on display in the Mercer Island Library from Oct. 25 through Nov. 4.

Visitors to the exhibit will step back in time and learn how the MIHS students of the early 1970s envisioned reaching their goal of “Saving the earth,” their progress towards planning, funding and building the Recycling



Students honored for recycling station

COMMENDATION FROM THE GOVERNOR and the State of Washington was received recently by Mercer Island's young recyclers from East Seattle Environmental School and the Mercer Island High School Committee to Save the Earth. The students were organizational winners of the 1975 Environmental Excellence Award from the Washington Ecological Commission, for the recycling station which they built and now operated at S. E. 24th and 70th Avenue S.E. in the

Mercer Island business center. Meeting the governor was, left, Bill Hochberg, and center, Carl Stephens. At right three East Seattle students present: Governor Evers with a cake and with a message thanking him for his 19 years of service to the state. The girls are, from left to right, Elaine Evers, Leslie Kornpart, and Claire Hair.

Photos courtesy of Cuddey, Hardin and Yang

June 6, 2018

Jackie Dunbar

7116 82nd Ave SE

Planning Commission Public comments

Why is the Arts Commission and the Planning Commission taking steps to give preferential treatment by codifying specific requests of up zoning for a special interest group without either the knowledge or consent of the MI residents and tax payers?

How can you ask the city to fund or incentivize up zoning subsidized art spaces and artist housing when the city is grappling with the budget and possibly asking citizens for a tax increase or they will need to lay off city personnel?

How, when, and with whom did this idea originate? Was it the city? Was it a council member? Most of the comments at the April meeting of the Arts Council at the Mercer Island Community Center were written on arts easels which only allowed a few words or phrases to be written. Are you saying this idea originated at that meeting?

Is this a way to give away Mercerdale Park to a private development under the guise of art?

No parkland or special consideration of up zoning or subsidized space should be given away by the city without the consent, that is, a vote of the Mercer Island residents and taxpayers.

From: fred@fredjarrett.com
To: [Evan Maxim](#)
Subject: June 6th Planning Commission Meeting on the Arts on MI
Date: Monday, June 4, 2018 11:28:39 AM

I have an unfortunate family commitment tomorrow so will be unable to make the Planning Commission meeting. I did, however, want to express my interest in support for the arts on Mercer Island. During my tenure on the city council, we created the Arts Commission and later the sculpture garden and community center art gallery with MIVAL. Each, I think, made MI a better and more vibrant community. I hope the Planning Commission will further that tradition.

But, I want to focus this email on MICA and the need to retain the Youth Theatre Northwest on Mercer Island. A significant number of us moved to MI for schools, or more broadly for education, and our community's ability to engage kids through their academic career. As a community, we've supported partnerships between the city and school district for fields and recreational programs, supporting both athletics and academics.

Youth Theatre Northwest exemplifies the partnership between city, school district, regional government and non-profits to the benefit of our kids and families. We treasure YTN and the contributions they've made over the years, the opportunity for extracurricular education, similar to sports like football or soccer, for kids with different talents and interests. The loss of YTN would be our loss as a community.

Thus, I urge the Planning Commission have a sense of urgency in thinking about the arts generally, and MICA in particular. Time is short.

Take care,



Fred Jarrett



Mercer Island Arts Council
City of Mercer Island
9611 S.E. 36th Street
Mercer Island, WA 98040

May 24, 2018

Re: Suggested additions to the Comprehensive Plan

Dear members of the Mercer Island Arts Council,

On behalf of the Mercer Island Historical Society, we want to thank you for your work on adding arts and culture goals to the Mercer Island Comprehensive Plan. For a community that has valued the arts for so long, it's important that this priority be included in the documents that guide our community into the future.

We especially want to thank you for including the fourth goal, which is also the mission of the Mercer Island Historical Society: to preserve Mercer Island's heritage. Mercer Island is a young community, but it's essential that Islanders be aware of and appreciate our local history. We cannot plan for our future without understanding our past.

In the months and years ahead, we hope to work more closely with the Mercer Island Arts Council on projects to promote the culture and heritage of the Island.

Many thanks for the work you do for our community!

Sincerely,

Jane Meyer Brahm and

Terry Moreman

Co-presidents, Mercer Island Historical Society

From: Banta, Meghan L
To: [Evan Maxim](#)
Subject: MI Building Code
Date: Wednesday, May 30, 2018 4:03:37 PM

Please do not raise the building height limits!!!

Have you been to Kirkland? They have destroyed that city. Traffic is insane. What was once a bustling family community has become Google-fied and it's so sad.

Raising building height limits gives companies who need more square footage the foot in the door to build and have space. Keep business on MI small and local! Please prioritize the aesthetic of the downtown of MI. The city is already losing so much of what it once was, so many family homes making way for huge mansion monstrosities. Don't ruin our downtown too.

Meghan Banta
Active Council Voter and South end MI Resident for 30 years.

Meghan Brandabur Banta

Program Manager – Community Partnerships



Valley Office Park | Morin 2nd Floor | Renton, WA

(o) 425.525.5724 or ext. 55724

Meghan.Banta@providence.org

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From: Sarah Fletcher
To: [Evan Maxim](#)
Cc: [Council](#); [Dan Thompson](#)
Subject: Planning Commission and Employment Figures
Date: Wednesday, May 30, 2018 12:43:16 PM
Attachments: [Land Use Plan from Comprehensive Plan.pdf](#)

"Requiring that new projects include additional public amenities in exchange for increased building height above the two-story minimum;"

I hope that you do not allow this again. What was allowed at The Hadley and Aviara were a disgrace. Those buildings have done nothing to enhance or bring anything to the Town Center. So, please take this language out completely.

Thank you.

I think it is a bit premature revising the Town Center Code in that we don't know what is going to happen with the Farmer's Insurance building. I assume that it zoned as Commercial Office Space, but could someone verify what it is and what it will become under the new Code? Do you plan on changing that zone? And are you planning on changing the Mercerdale Park zone to be allow a building in the park? I am attaching a map, but it doesn't show Farmer's building on the map which I don't know if that has been done on purpose or whether that is a mistake or not.

And I would like to point out this what someone posted on ND. I do not know why the kind of bus was trying to navigate the side roads,

"I just went to the Starbuck's (drive-thru). On my way there, I was behind a bus, the kind that has an accordion section in it, I watched it attempt to turn N on 77th Ave SE from westbound SE 27th St. It couldn't make the corner. The cars in the left turn lane (3 of them) that we on 77th, all had to back up 77th until the bus could complete the turn. Because this took so long a total of 2 other cars, after the bus, got thru the light continuing W on SE 27th St. When I was finished at Starbuck's, I watched the exact same thing happen again except that now I was looking at the front of the bus rather than being stuck behind it. This IS a precursor of what's to come in our TC. Lights at every block, large buses that can't fit thru our TC, limited parking and you're still a target walking in crosswalks. It's been said enough that those responsible for the planning over the last 15+ years didn't do it well so it needs to be done "smarter". We are not Bellevue or Seattle. Maybe folks here like "strip mall retail with parking" vs higher buildings with underground parking. Maybe rents could be less under these circumstances and some businesses could stay open."

And lastly, I would like to bring your attention to the employment figures:

"According to the **2002 Eastside Economic Forum Report**, there are approximately **7,883 total jobs on Mercer Island** (Hebert Research, Inc.). Based on estimates done by the Suburban Cities Association and the City of Mercer Island, there are approximately **4,292 jobs in the Town Center** alone. According to the 2002 King County Buildable Lands Report, Mercer Island has the capacity for a total of 1,248 new jobs, with an additional 228 jobs from planned developments."

As of March 2010, the draft Comprehensive Plan states: "according to the Puget Sound Regional Council, there were 6,622 jobs on Mercer Island. " It does not state how many in the Town Center alone. So I can't do a comparison.

Would someone like to inform the public and myself as to how many jobs are there currently on Mercer Island (not including Farmer's Insurance and including Farmer's

Insurance) and how many of those jobs are in the Town Center alone. Do you not find it a bit strange that there were more jobs on Mercer Island than there were in 2010? And now, I have no idea whether there is more employment or not.

The reason I am asking for this information is I would like to see how with the increased population to over 3,000, to last count \$26,136, and with all the increased density, how many jobs have been added or perhaps lost. Once we see the figures, we can decide whether these multi-family developments and increased housing density has brought in more jobs to the island.

I would also like to see retail sales figures comparisons. If it turns out that there has been a decrease in employment, a decrease in retail sales, then you have to take a hard look at what is going on and what is not working and not continue on the path you are going.

And I would like to know why you are not building up the South end Town Center where QFC and Rite Aid are? It is not balanced when you just build up our small Town Center to over-capacity. GMA is supposed to be equal.

Thank you.

Sarah Fletcher

From: SC REAL ESTATE
To: [Evan Maxim](#)
Subject: Proposed Expansion of SJCC, Herzel, French American School and Zoning Law Code Changes
Date: Monday, June 4, 2018 10:25:51 PM

Hi Evan

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To: [Evan Maxim](#)
Cc: [SC REAL ESTATE](#); [ping zhao](#) [YHOO](#)
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Date: Tuesday, June 5, 2018 11:40:23 AM

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Thank you for your time.

Sabina

From: Ryan Rahlfs
To: [Evan Maxim](#)
Subject: 6-6 Planning Commission Meeting Public Comment
Date: Wednesday, June 6, 2018 9:21:04 AM

Hello,
I'm writing this to make a public comment on tonight's planning commission meeting.

A decision to allow the proposed actions by the Applicants creates an extremely problematic precedent for the city and even opening a formal dialogue about the changes is tricky. The Planning Commission is considering sending a signal to the entire region that organizations can, with enough political capital, dictate the development on the Island. The Planning Commission, if they choose to go forward in this process, should prepare for dozens of organizations to begin buying up residential homes for the purpose of development. Organizations should have a place in our community and should be able to develop their land for better and better purposes. However, allowing the Applicant to achieve their proposed goals will create more future development problems for the city and for the council. The Island will never be able to put this back in the box.

Thank you for your consideration and placing this comment in the public record.

--

Ryan

From: pnrmercerc@comcast.net
To: [Evan Maxim](mailto:Evan.Maxim)
Cc: sabrinachang@gmail.com
Subject: Comments on SJCC Expansion Proposal
Date: Tuesday, June 5, 2018 1:34:46 PM
Importance: High

I have two comments:

O The proposed layout of the referenced project shows that under the plan the house at 9975 99th Ave SE is to be purchased. What about the dwelling at 9985th 99th Ave SE? Already purchased? Given the city's current financial situation, does it make sense to lose two more taxable properties? Also, what would be the status of 99th Ave SE itself. That private road services homes at 9900, 9910, 9920, and 9930 99th Ave SE.

O As a retired Army officer, the heavy reliance on a forested "high" fence to provide protection for persons using and in the underground parking facilities seems overly optimistic. Obstacles are in general susceptible to being penetrated. Thus, an effective obstacle requires careful monitoring and defending by a sufficient and well-trained force of security personnel. Think of films like "Mission Impossible".

Peter N. Robertson
MAJ, AUS (Ret)
9910 SE 40th St., M.I.

From: Casey O'Rourke
To: [Evan Maxim](#)
Cc: [Nicole Gaudette](#); [Andrea Larson](#); [Liz Thompson](#); sabinachang@gmail.com; [Casey O'Rourke](#); [John O'Rourke](#)
Subject: Fwd: Concerns about JCC/FASPS Expansion
Date: Wednesday, June 6, 2018 7:44:31 AM

Hi Evan,

In addition to reading this, would you please forward this email to the planning commission. I've also bcc'd our neighborhood citizens group so they are aware of this communication.

The following email chain documents my initial outreach to the City of Mercer Island several years ago regarding the French American School of Puget Sound's (FASPS) plan to increase its size. I was very disheartened to learn last week that the school plans to join the Herzl-Ner Synagogue and Jewish Community Center and all would like to increase their footprint.

If needed, I will forward all emails to the City which includes you, Nicole Gaudette and Liz Thompson, regarding my repeated requests over the past years to be included in communications regarding the impact that the FASPS has on the surrounding neighborhoods and streets. I would request that all be sent to the Planning Commission for documentation that the neighbors of these organizations will feel an impact by allowing the expansion to go forth.

When I Google the distance to the JCC from my home (4043 97th Ave SE) it is a .5 miles walk and .6 mile drive.

My husband and I bought our home 10 years ago. We moved from the heart of Seattle because we wanted a safe place to raise our family, little traffic so we could walk or bike without concern and appreciated the greenbelt on 40th. In the 10 years we have lived here, the increase in traffic and congestion has increased substantially and our street has felt the impact of the JCC and FASPS.

- It is easy to see the traffic due to school drop off and pick up (as documented in my initial email in December 2016) has only worsened as the school's size has increased and the neighborhoods using East Mercer Way (the only way in and out of the JCC and FASPS) has increased.
- The buses of the FASPS drive along 97th Ave SE on their way to/from school as a thoroughfare to Mercerwood. They drive faster than 25 mph and it is dangerous.
- Parking along 40th in the summer is directly related to the counselors/staff working at the JCC over the three months of summer. These are young drivers who are often in a hurry to get to work or are motivated to be on their way at the end of the day. They are fast drivers and make walking or biking (especially with a young child), treacherous.
- During high holidays the parking for Herzl-Ner Synagogue lines East Mercer Way and 40th. People on their way to temple walk down East Mercer Way and it is often dangerous.
- The FASPS utilizes East Mercer Way for parking as well. Again, this impacts traffic, causes congestion and increases danger as people walk to work along the street.

The plans I have seen for expansion of these three businesses will directly impact the aesthetic of my neighborhood, worsen the traffic to and from my home and may impact our property value. As taxpayers, we believe we need to have our concerns heard and the plans should be

put on hold until the opportunity for a full impact study is shared with and discussed with the impacted community.

My husband and I will be at the meeting this evening and will bring copies of the emails that show the communication history of our concerns.

Thank you in advance for your consideration and understanding as a representative of the taxpaying citizens of Mercer Island.

Casey O'Rourke
4043 97th Ave SE, Mercer Island WA, 98040
206.499.4630

Begin forwarded message:

From: Evan Maxim <evan.maxim@mercergov.org>
Subject: RE: Concerns about JCC/FASPS Expansion
Date: January 4, 2017 at 9:51:17 AM PST
To: "caseyhallowourke@gmail.com" <caseyhallowourke@gmail.com>
Cc: Liz Thompson <liz.thompson@mercergov.org>

Casey,

The rules we are discussing in January would regulate single family development primarily, and likely would not affect the FASPS (at least as proposed currently).

Regards,

Evan Maxim

Planning Manager
City of Mercer Island Development Services
9611 SE 36th Street, Mercer island, WA 98040
p: 206.275.7732
f: 206.275.7726

From: Liz Thompson
Sent: Tuesday, January 3, 2017 8:57 PM
To: Evan Maxim <evan.maxim@mercergov.org>
Subject: Fw: Concerns about JCC/FASPS Expansion

Liz

From: Casey O'Rourke <caseyhallowourke@gmail.com>
Sent: Saturday, December 31, 2016 3:19 PM

To: Liz Thompson
Subject: Re: Concerns about JCC/FASPS Expansion

Hi Liz,

Will this issue be apart of any of the January Planning Commission meetings? I just received a mailer at home regarding the City's plan to update rules for the future and I am wondering if this includes the FASPS. If so, would you please confirm as to whether this specific issue is apart of these plans?

Thanks,

Casey

On Dec 13, 2016, at 3:32 PM, Liz Thompson <liz.thompson@mercergov.org> wrote:

Thank you for your comments. I will make sure to notify you of any upcoming meeting.

Liz Thompson
Planner
liz.thompson@mercergov.org

From: Casey O'Rourke <caseyhallowrourke@gmail.com>
Sent: Tuesday, December 13, 2016 11:09:05 AM
To: Liz Thompson; Nicole Gaudette
Cc: Casey O'Rourke; Evan Maxim
Subject: Concerns about JCC/FASPS Expansion

Hello Everyone,

I spoke with Evan last week and he suggested emailing the following.

My family lives at 4043 97th Ave SE. We have lived here for 9 years and in that time the traffic through our neighborhood has increased dramatically. This is in part due to Mercer Island's growth and we accept that and recognize it. We also know an increase of traffic through the neighborhood and to/from our neighborhood (via East Mercer Way) has increased exponentially as the JCC and French American School of Puget Sound (FASPS) has grown. FASPS buses drive by our home daily, via SE 40th St, as do the families who use our street as a cut through to the school versus using Mercerwood to East Mercer Way. The school now uses 97th Ave SE as a parking lot for teachers and staff and buses. And in the summer, the JCC used SE 40th as parking for camp counselors. These are residential streets and the community was built around homes, not a school, a JCC or parking lot(s).

As the school and JCC plans to expand, I would like our neighborhood to be considered. The expansion plans don't bother me so long as it is to the north and not south into our neighborhoods. It is my understanding the greenbelt that lines 40th is to be held in perpetuity and John Hall has that documentation. Further, the traffic and back ups that are routine on East Mercer Way and onto I-90 need to be alleviated. There are times (generally between 3:25-3:50 pm) I cannot get through to my street for up to 20-30 minutes from I-90 east and it is due to the cars driving to and exiting from the FASPS

At one time, the FASPS used the City Hall driveway and street (SE 36th Street) for their entrance and exit and I would like that to be considered. That street has a turn lane, is marked for far heavier traffic than East Mercer Way, and has stoplights that help regulate the flow of traffic. The use of East Mercer Way and 40th Street is too much for the current student body let alone an expansion plan. There is a street that is gated to the City Hall parking lot that could easily be reopened as an option to help with the traffic.

Having spoken with Evan I know I have missed the cutoff for public comment and do not live within 300 feet of the school and JCC. I am asking to be notified, to the extent the city is allowed, of all planning meetings, any traffic study results, etc. I am also aware of a Planning Commission meeting in January or February. If I could please be notified of this meeting I would also appreciate it. I will make note in my calendar to follow-up as well.

Thank you for work. I ma available for further conversation at (206)335-1258.

Sincerely,

Casey O'Rourke

From: Shirley Chen
To: [Evan Maxim](#)
Cc: [SC REAL ESTATE](#); [ping zhao](#) [YHOO](#)
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**Public Comment Submitted to the City of Mercer Island Planning
Commission**

On (or before) June 6, 2018

By Peter L Struck

9130 SE 54th Street

With respect to:

Agenda Item #4: CPA18-001 – Arts Comprehensive Plan Amendment #6 -- Second meeting to review and discuss proposed Comprehensive Plan amendments prepared by the Arts Council, supporting the cultural arts:

- Seeks guidance on:
 - Any preliminary revisions or corrections on the draft amendment
 - Additional information that the Planning Commission (“PC”) will need to form a recommendation

Recommendation

I strongly urge the Planning Commission to **not recommend** this proposed Amendment to the City Council in its present form. It’s overreaching, creates additional issues for the City, and may be at odds with other parts of the Comp Plan, and overall community priorities.

Additional Information

- The recently published 2018 City of Mercer Island Community Survey may provide some level of perspective on how Islanders feel about these proposed goals:
 - In terms of “overall quality of life in the City” scored very highly suggesting that residents are not dissatisfied with the current level of services, etc.
 - In terms of overall satisfaction with specific City services, the closest category to incorporate activities that would include the proposed goals, “recreation programs & special events” ranked reasonably high again

suggesting there is not a groundswell of concern for the current level of services.

- With respect to planning for the future, “recreation programs & special events” ranked towards the bottom in terms of what City services should receive the most emphasis over the next two years.
- Taken together, these results strongly suggest that the Comprehensive Arts and Culture Plan prepared by the Arts Council may not, and probably is not, reflective of how the overall community values the arts.
 - *The PC should request that City staff undertake further work to better ascertain what the community truly wants and desires.*
 - *According to the most recent financial information provided by the City Finance Director the “1% for the Arts” available fund balance as of 12/31/17 is over \$182,000 and thus, the Arts Council should commission a statistically valid community survey to truly understand what Islanders want and can afford in terms of arts.*

General Observations & Comments:

- As proposed, the three goals would add to what many would consider an already unwieldy number of goals in the Land Use Element of the Comp Plan. At some point, perhaps now, the City needs to do an overall review of the Comp Plan for consistency and effectiveness. Most organizational gurus suggest once a list gets above seven or so, it is no longer realistic in trying to meaningfully achieve anything.
- Moreover, the Land Use Elements that currently exist seek to provide guidance on how the Mercer Island community will treat and develop its land. The proposed goals are not in large part “land use” oriented, but rather should be viewed as cultural in nature that is already covered under Goal #1 for the Town Center and Goal #19.9 for outside the Town Center with perhaps slight modifications.
- Since almost all of these activities and directives are listed verbatim as goals and policies in the Comprehensive Arts and Culture Plan a more simple and elegant treatment is to incorporate all of these actions similar to how the Parks and Rec plan is included (see Land Use Goal #19.2).

- *The PC should request City staff to explore other ways to incorporate this cultural goal into the Comp Plan.*

Specific Observations & Comments

- **Amend the Introduction, Section II Vision Statement Introduction:**
 - It is clear that adding the “Comprehensive Arts and Culture Plan” to existing plans already mentioned may create confusion about the nature of this Vision Statement. The three existing plans listed (Land Use Plan, Town Center Plan and Park and Open Space Plan) explicitly address broad land use issues while the Arts Plan only tangentially does. One could argue that this is a mission creep issue.
 - Further, these new goals could be at cross-purposes among the other referenced plans which in turn could create issues about priority of existing elements, create doubt among City employees and the City and its citizens, and most likely incur added expense that is of little or no productive value.
 - *The PC should request that City staff confirm that a detailed review of the existing Comp Plan and referenced documents provide crystal clear direction and priorities.*

- **Amend the Land Use Element, Section I Introduction:**
 - The proposed language creates a level of differential treatment in the Introduction between the arts and other educational and recreational opportunities by specifically referencing the Arts and Culture Comprehensive Plan to the exclusion of other activities.
 - *The PC should first suggest a simple revision in terminology as to what the correct reference name for the Arts and Culture Comp Plan is in the two Introduction statements, and then apply the same name to both.*
 - *The PC should either revise the Intro by deleting the sentence beginning “in 2019.....”, or in the existing first paragraph that begins “Parks, open spaces, educational and recreational opportunities” add the various planning documents such as the Park and Open Space Plan to afford equal treatment.*

- Amend the Land Use Element to create a new Goals 23 and 24 that Support the arts on Mercer Island and Nurture public art on Mercer Island:
 - These two goals can be easily combined into one goal to create a more transparent, precise and articulated vision for the arts.
 - Section 23.1 highlights two activities that are already being undertaken, and thus somewhat unclear as necessary here. With respect to “maintaining a citizen Arts Council” does the inclusion here either prohibit the Council from future action if it wishes to go another direction, and are other similar boards and commissions codified in the Comp Plan.
 - Section 23.2 discusses the promotion and coordination of various art organizations, partnerships, etc. One should question whether this activity reaches the level of a Land Use Element, or is it strictly an operational aspect that would be under the purview of the Arts Council’s mandate.
 - Section 23.3 should be expanded to incorporate items listed in Sections 23.4 and 23.5 such as a creative arts district, community performing arts center among others.
 - Section 23.4 should, at this juncture, be re-worded to “explore” rather than “implement” the feasibility of a creative arts district
 - Section 23.5 is concerning from a couple of perspectives. First, the vision of pursuing affordable housing for artists creates a priority that implies other groups who may be just as deserving such as first responders or teachers have a lower priority. Land Use Goal #5.3 already addresses this issue and there is no need to include here. Similarly, suggesting that buildings should provide for makers’ space, art space, etc. signals that this one community attribute should take priority over other uses. Finally, codifying the need for a community performing arts may prove to be very divisive for the community.
 - Section 24.1 could be easily incorporated into 23.1.
 - Sections 24.2, 24.3, 24.4 and 24.6 that seek to procure, maintain and incorporate public art can be collapsed into one sub-goal, or one could argue that this activity is already covered under Land Use Goal #19.9 that seeks to provide a broad representation of public art through cooperation with the Mercer Island Arts Council.
 - Section 24.5 seeks to preserve and codify a dedicated funding source. However, the Comp Plan is not a budget document and it is

inappropriate to specify a funding source, and still be consistent with the overall Comp Plan approach.

- *The PC should request that City staff do a major revision of these goals as outlined above.*

- Amend the Land Use Element to create a new Goal 25 Preserves Mercer Island's Heritage:
 - In reviewing the Comprehensive Arts and Culture Plan, there is no evidence or support in that document which discusses the need for this goal and what it would purport to do. Moreover, the Comp Plan is a forward-looking document that seeks to provide guidance on how the community manages its' resources. This goal, while laudable, is strictly backward looking and should be addressed in a different policy forum than the Comp Plan.
 - *The PC should challenge the appropriateness of this goal in the Comp Plan as well as request that the Art Council/City staff first define what "heritage" is being preserved. Is it archived copies of the Mercer Island Reporter, is it particular buildings (historic landmarks), or other "stuff".*

In summary, there is a tremendous amount of additional work to be performed before an arts and culture goal is included in the Comp Plan. First, the PC should ask the City and Arts Council to validate its findings with a statistically sound community survey. Second, the current draft, as outlined above, has severe deficiencies that requires a more careful reading and revision to be consistent with the intent of a Comp Plan Land Use Element as well as being better integrated into existing goals.

Let's Talk website comments through 8/23/2018

Amendments 1 & 2

None

Amendment 3

None.

Amendments 4 through 6

mjislandinfo 13 Aug 2018, 02:05 PM

The city already does a lot to support the arts. We need to focus on essentials like replacing the water and sewer lines. The city council has painted a dire picture of city finances in support of tax increases; now is not the time to dedicate revenue to subsidized art/artists spaces nor to MICA, which should be wholly paid for and maintained by private sources.

Amendment 7

None.

Amendment 8

Ryan 03 Aug 2018, 09:56 PM

Hello! Thank you for this awesome opportunity to engage on this issue. I appreciate all the work that the city is doing on this. I will start the first question. The FAQ says that developing a property, such as the applicants, might not result in an outcome that is "favorable to the community." Could the city provide 3-4 specific examples of outcomes that, under the current rules, would not be "favorable to the community."? Using the applicants site might be helpful, but I understand if a hypothetical Island site would be used in your answer. Thank you so much for helping me to better understand this amendment and its merits.

Matt Goldbach 05 Aug 2018, 11:51 AM

This new site is great! What is a "Private Community Facilities Zone" ?? Are there any in the USA? Can the City show any examples of a Private Community Facilities Zone that have been successful? The current applicants are all "Non Profit Organizations", is that a requirement to be part of a "Private Community Facilities Zone"? Again thank you for organizing this site. Look forward to seeing your response.

Ryan 06 Aug 2018, 06:37 AM

Hello! I had a few thoughts over the weekend. Please respond to other submitters before this one! I'm sure there is an example on this Island of someone (a developer, maybe) who has purchased land on two different zones that are adjacent (or across the street) to one another, but sought to

build on those zones as if it were one. I'm sure, for the developer, this made "permitting a difficult process". How was this resolved? 1) Were the building specifications of the most restrictive zone used? 2) Were the building specifications of the least restrictive zone used? 3) Did the developer get to choose which specifications they wanted to use? 4) Did the city get to choose which specifications they wanted to be used? It would be helpful for citizens to see how the city has resolved prior issues on this matter to determine if the proposed solutions fits in with our history. Thank you so much!

[REDACTED]

LetsTalk 07 Aug 2018, 08:24 AM

I would like to suggest that the Mercer Island City Council consider doing a flip on their perspective of the update to the 2018 Comprehensive Plan Amendment. It feels like the new process and plan are being developed in response to a request from a specific set of organizations on specific sites. These organizations and sites are now the focus of the discussion, not the development (and testing) of a new process and plan. That is unfortunate. Given that, "Let's Talk" about what and who are driving this big change. It is stated that these organizations cannot make the changes they wish to make, given their current mixed zones. What exactly are those things that they cannot do with their current zoning? Maybe, the City Council could do a flip on their perspective. Stop rushing to answer the request from these organizations to change their zoning which is creating confusion for everyone. Instead, take the necessary time to review the current state of affairs of these sites and seek to find out how neighboring residents are currently impacted, and definitely take time to find out who on Mercer Island is served versus those driving on and off the island.

[REDACTED]

Ryan 07 Aug 2018, 09:12 PM

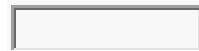
Hello, Please respond to other submitter first! I have been reading up on the concept of "spot zoning". I believe the city would claim that this is NOT an example of a spot zone because: "the City is evaluating whether it may make sense to apply the new Private Community Facilities zone to additional properties in the city." I have a few questions about this quote above: 1) Is it possible that the city will conclude that it DOESN'T make sense to apply the new Private Community Facility zone to additional properties and, therefore, result in the applicants property being the ONLY one to receive this designation? If this was the result, would the applicants property still not considered a stop zone? 2) In the future, will the city establish criteria by which applicants can become this new zone? Upon the creation of those criteria, wouldn't the city be legal bound by those criteria to give applicants that meet those criteria the new zone that they seek? 3) In the interest of greater public engagement, would the city be willing to develop a list of potential applicants who might receive this new zoning? I think #3 is important because how can a citizen who desires this new zone in their neighborhood engage in this issue without knowing if their neighborhood private community facility would even be afforded this new designation. Conversely, how could a citizen who does not desire this change be able to fully engage if they are not made aware that their neighborhood private community facility could receive this new designation? Thank you for your time on this matter!

[REDACTED]

Ryan 09 Aug 2018, 10:24 PM

Hello! Thank you for taking the time to listen to this feedback. It is important what you are doing to engage the community in this. I'm writing to comment on a question that I asked and was answered. Here is the question if you would like to reference it: "Could the city provide 3-4 specific examples of outcomes that, under the current rules, would not be "favorable to the community.?" You can also read the response by the city. When I read the cities response I hear the following: "Currently, the

applicants can develop that land and not consider traffic or have to mitigate traffic. Currently, the applicants can develop that land and have to consider lighting, but not completely. Currently, the applicants do not have to consider noise." I also hear the city saying, "When this plan advances, then they will have to do all of these things." Traffic mitigation: I absolutely believe that the city and the applicants will do their best to mitigate traffic. I believe the applicants will do their best be they have an interest to do it for the people whom they are serving. I also believe the applicants will mitigate traffic because they want to be good neighbors. I believe the city will do their best to mitigate traffic as well. Mitigate means to "make less severe". Is there a possibility that the advancement of this amendment will create more traffic on East Mercer which is not offset by the amendments mitigation provisions? Of course, and I think the picture of the applicants plans on this website are evidence of that. The net effect would be more traffic. I understand that a better question to ask is the following: "In what ways would the traffic possibly be worse if the applicants developed their land without the zoning change?" I would love to better understand this question. I will ask it on the questions page. The cities response to my question is kind of a conversation-stopper because it's hard to respond when someone says, "The new zone is designed to protect neighborhoods, and without it, neighborhoods are vulnerable." But, I'm still searching for that on-Island example of a neighborhood that suffered under the current zoning designation. I want to see a real, tangible negative for my family somewhere on the Island so that I know that supporting this Amendment is the right course of action. Thank you for your time. I know I slipped some questions in here and I know this is more of a comment section. Thank you. Stay cool!



elaine kraft 22 Aug 2018, 08:03 AM

I was born and raised on Mercer Island, and just received my invitation to the 50th reunion of the Mercer Island High School class of 1969. I've seen lots of changes on the Island – some wonderful and some challenging. But I think the potential for the new zoning designation surrounding the Stroum Jewish Community Center and Herzl Ner Tamid is very exciting. I a member of both. My parents were very active in raising funds for the creation of the existing JCC in the late '60s. It's more than stood the test of time and desperately needs upgrading and some forward thinking on how best to use this space. Technology and space planning have progressed significantly and I look forward to seeing what great planners come up with to better serve users and to better fit into the Island living patterns. It could be a great urban planning model and deserves your support. As someone who has worked at the highest levels of government, I have seen, all too often, change brought about by crisis – accidents, failures, natural disasters. A rush is made to fix something. This change is different – this offers thoughtful consideration for what comes next. It offers constituents and neighbors the ability to give input and it offers the opportunity to create something wonderful for users and the Island. The planning opportunities this provides shows tremendous leadership and foresight by Island leaders. This is a rare and very special chance to get planning and growth right. The Planning Commission and Council should be commended for their thoughtfulness, foresight and commitment to making and keeping Mercer Island the wonderful place it is. I encourage your support of this new designation. Elaine Kraft



Amendments 9 through 11

None.

Amendments 12 through 14

None.

Amendment 15

Isabella 16 Aug 2018, 08:53 AM

I have seen suggestions that the new parking facility will provide only 200 (or up to only 200) parking spaces with preferential access for Mercer Island residents. That is far, far too little. As long as a building is going up, we should have far more parking spaces, and also add 200 bike lockers. The park and ride is basically useless at this point, and it will be useless to only add 200 more spaces and a small number of bike lockers. Kids (and adults) want to be able to ride to the link station and park their bikes safely. We want public transportation ridership to go up, and it seems you're not anticipating ridership going up at all. The bike and rideshare pilots are good, but not really feasible, because bikes and rideshare aren't always easily available, and they take a long time. I'd rather get my own bike and be able to park it, but there is currently a waiting list for lockers.

From: donna tomlinson
To: [Evan Maxim](#)
Subject: We would like to give the following letter to the MI Planning Commission. Did not know at what address to send. If you are able to help, Thank You.
Date: Wednesday, June 6, 2018 6:21:14 PM

Mercer Island Planning Commission,

As concerned citizens of Mercer Island and being unable to attend tonight's Planning Commission meeting, we are sending this letter to express our views on the proposed Comprehensive Plan Amendment and Code for the redevelopment of the current sites of the Stroum Jewish Community Center (SJCC), French American School (FASPS) and Herzl-Ner Tamid (HNT).

After looking through the proposed redevelopment plan from Nicole Gaudette, Senior Planner we would make these comments:

First and foremost, when looking at the criteria considered for amendment to comprehensive plan:

A. What aspect of the proposed Comprehensive plan amendment address the changing needs of the community on Mercer Island?

From our perspective as homeowners and neighbors affected by this plan application, we see no significant benefit to the community and certainly no benefit to the local residents by amending the Comprehensive Plan. While the SJCC offers facilities and programs used by many Island residents, the same cannot be said for the FASPS or the HNT. FASPS is a private, tuition based school that takes care to let one know their interest's lie in their students and student's families from communities around the greater Seattle area. In the years we have lived near the school, we have seen little to no involvement with the Mercer Island community. While a concerted effort is made by the Mercer Island Public Schools, St. Monica Catholic School (private) and the many private Mercer Island pre-schools, to offer as well as participate in many community service programs and events throughout the year benefiting Mercer Island and it's residents, we have seen no such action by FASPS to help enhance the "Local" community.

Other areas of concern, include the certain increase in the number of off Island students served by the FASPS (and additionally from the proposed Jewish Day School expansion), if they are allowed to expand. We do not see this increase as addressing the "changing need" of the Mercer Island Community. We do see issues, not needs, with additional traffic coming on to the Island when Mercer Island traffic ingress and egress is already strained, especially around the East Mercer Way/I-90 ramps. We also understand FASPS is considering expanding to include a high school program. In looking at the plans under consideration, we would ask, where are the students who drive to school going to park? These cars in addition to the already large number of students who's parents drive them to school daily only add increasing

congestion to an area on Mercer Island already impacted the last few years by the original expansion of the FASPS, two new daycare facilities along Gallagher Hill Road, the changes to Island Crest Way ramp access to I-90, the WSDOT Lite Rail construction, both on I-90 and Bellevue Way and constant increasing traffic congestion on I-405 and ramps leading to it from Mercer Island/I-90. We see no indication that the increase in traffic has been considered by this group. Compromising the ability of Mercer Island residents to access reasonable travel on and off the Island is a "changing need" we do not embrace.

B. What design aspects should the applicant address to ensure that the proposed land use is consistent with adjacent land use and development patterns?

HNT and the SJCC are far from being thoughtful members of our small North Island community. Religious events, yearly and summer programs bring traffic congestion from off Island as well. When HNT/SJCC members and friends attend events where parking is at a premium, our neighborhoods become their general parking area. There is often no regard for the needs of the families living in the neighborhoods, as attendees park in resident parking, crowd driveways and roadways. While we note they plan to add a multi-story parking structures to the new buildings planned along East Mercer Way to accommodate the increased usage of all the facilities, this is a changing need, that in our opinion, does not fit within or enhance in any way, the single family residence "flavor" of our community or it's residents who have invested emotion, time and money in their homes and neighborhoods. In addition, the SJCC believes our neighborhood should be used for their daily employee parking, especially during the summer months. We can think of nowhere else on the Island where daily employee parking is allowed within single family home zoned neighborhoods. Many local residents have complained to the SJCC and the City about this use of our neighborhood streets for employee parking, but we have seen no resolution nor cessation of this use by SJCC employees. If these structures are allowed to be built, how do we ensure that our neighborhoods do not continue to be used for employee overflow parking as programs expand into these newer, significantly larger spaces?

It is unclear from their plans how much parking would be added, if the amount of parking will be adequate for their needs over time, what the overall size of such a structure would be and how they plan to address traffic issues created by a parking structure. As an example; How will entering a parking structure impact traffic flow during the frequent large events held at these facilities. The current plans do not appear to show good flow patterns and bring to question if a traffic light will be needed at these intersections. We assume this is a cost the City would be responsible taking on and not a significant benefit to the majority of Island citizens.

While Religious celebrations and events are fewer in number than the daily traffic created by the SJCC and FASPS (and additionally, the families attending the proposed Jewish Day School), being thoughtful and reaching out to their neighbors, letting us know about upcoming events that might impact our ability to come and go from our homes would be a simple, polite and neighborly thing to do and a simple step to addressing parking issues without the

inconsistency to current land use a large multi story parking structure (or two) brings to the present neighborhood.

C. What aspects of the proposed concept will benefit Mercer Island as a community?

From what we observed in the plans, expanding the size of the SJCC does nothing to benefit the Mercer Island community. Much of the expansion is dedicated to adding space for the private Jewish Day School which, like the FASPS, brings students in from around the Greater Seattle area, not specifically Mercer Island residents. HNT provides services for it's members and their friends and families, but it is still a small select group in comparison to numbers MI residents. This is not a plan for the greater good of residents of Mercer Island. It is a plane that benefits a select few individuals at the cost of tranquility for the small neighborhoods next to it. Place yourselves in our shoes and ask if this is a plan you would embrace if you lived here.

Thank You for you time and consideration,

Donna Tomlinson and Gregg Rogers
9729 SE 40th Street
Mercer Island

DETERMINATION OF NON-SIGNIFICANCE (DNS)



Application No.: CPA18-001 and SEP18-013

Description of proposal: Proposed amendments to the City of Mercer Island Comprehensive Plan, to: 1. Update the Land Use Element and Land Use Map for clarity and accuracy of map designations. 2. Update the Capital Facilities Element and Capital Facilities Plan in conjunction with the budget. 3. Update to the Transportation Element to address traffic modeling, level of service, non-motorized, and I-90 changes. 4. Addition of policy in support of participation in the King County Public Benefit Rating System. 5. Addition of goals and policies to the Land Use Element supporting the requirements of the City National Pollution Discharge Elimination System (NPDES) permit and supporting low impact development. 6. Addition of goals and policies to the Land Use Element supporting the cultural arts. 7. Addition of goals and policies to the Land Use Element pertaining to critical areas. 8. Creation of a new land use map designation "Private Community Facilities" or similar, for the properties currently occupied by the JCC, French American School, and Herzl-Ner Tamid. 9. Addition of goals and policies to the Land Use Element supporting disaster planning and recovery. 10. Addition of goals and policies to the Housing Element to promote universal design, disability access and age-friendly planning on Mercer Island. 11. Addition of goals and policies supporting the use of a Planned Unit Development ordinance, or similar program that would result in the creation of public amenities in conjunction with single-family residential projects. 12. Addition of goals and policies supporting the use of the STAR Communities framework. 13. Addition of goals and policies to the Land Use Element that would more closely tie Town Center height allowances to the encouragement of public amenities including an expedited procedure that would enable property owners and developers to get tentative approval of additional height allowances based on proposed amenities. Following an initial review, the Planning Commission has indicated that the Planning Commission will not proceed with recommending approval of this amendment. 14. Addition of goals and policies to the Land Use Element that would support a pilot program for new residential development create design regulation flexibility in return for public amenities.

Proponent: City of Mercer Island

Location of proposal: The proposed Comprehensive Plan amendments would affect all properties within the boundaries City of Mercer Island.

Lead agency: City of Mercer Island

Project Documents: Please follow this file path to access the associated documents for this project: [https://mieplan.mercergov.org/public/2018 Comp Plan amendment/](https://mieplan.mercergov.org/public/2018%20Comp%20Plan%20amendment/)

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW

43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to public on request.

X This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 30 days from the date below. Comments must be submitted by August 29, 2018.

Responsible Official: Evan Maxim
City of Mercer Island, 9611 SE 36th Street, Mercer Island, WA 98040
Phone: (206) 275-7732

Date:
July 30, 2018

Signature: 

This decision to issue a Determination of Non-Significance (DNS) rather than to require an EIS, and mitigating measures and conditions required as a part of this DNS may be appealed pursuant to Section 19.07.120 of the Mercer Island Unified Land Development Code, Environmental Procedures. Please contact the Responsible Official for further information.

DETERMINATION OF NON-SIGNIFICANCE (DNS)



Application Nos.: **SEP18-011 (CPA18-002, ZTR18-005)**

Description of proposal: **Review under the State Environmental Policy Act (SEPA) to change the Comprehensive Plan land use designation and zoning classification from Public Institution (P) to Town Center (TC). This also includes amending related maps in both the Comprehensive Plan and zoning code to add the parcel within the Town Center boundary.**

Applicant: **City of Mercer Island**

Owner: **City of Mercer Island and the Washington State Department of Transportation**

Location of proposal: **Generally located within Parcel 12 (Sunset Highway), North of 7810 SE 27th St., East of 78th Ave SE, West of 80th Ave SE, and South of I-90**

Lead agency: **City of Mercer Island**

Project Documents: **Please follow this file path to access the associated documents for this project: [https://mieplan.mercergov.org/public/2018 Comp Plan amendment/Parcel 12 - WSDOT/](https://mieplan.mercergov.org/public/2018%20Comp%20Plan%20amendment/Parcel%2012%20-%20WSDOT/)**

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist. This information is available to the public on request.

✓
_____ This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 30 days from the date below. Comments must be submitted by August 29, 2018.

Responsible Official: Evan Maxim, Interim Director of Development Services
Development Services Group
City of Mercer Island
9611 SE 36th Street
Mercer Island, WA 98040
Phone: (206) 275-7732
Email: evan.maxim@mercergov.org

Date: July 30, 2018

Signature:



APPEAL INFORMATION

This decision to issue a Determination of Non-Significance (DNS) rather than to require an EIS, and mitigating measures and conditions required as a part of this DNS may be appealed pursuant to Section 19.07 of the Mercer Island Unified Land Development Code, Environmental Procedures. Please contact the Responsible Official for further information.