



PLANNING COMMISSION REGULAR MEETING AGENDA

Wednesday, May 16, 2018
Mercer Island City Hall

CALL TO ORDER & ROLL CALL

6:00 PM

MINUTES

May 2, 2018

APPEARANCES

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

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

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

PUBLIC HEARING

Agenda Item #1: ZTR18-001 – Procedural Code Amendment

Public hearing to consider proposed code amendments to the procedural regulations. Review and deliberation followed by recommendation to City Council on June 6.

Agenda Item #2: ZTR18-003 – Cleanup Code Amendment

Public hearing to consider proposed code amendments to clarify existing development standards. Recommendation to City Council, following close of public hearing.

REGULAR BUSINESS

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

Review of an initial draft of comprehensive plan amendments prepared by the Arts Council, supporting Cultural Arts.

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

Review of an initial draft of comprehensive plan amendments prepared by the City's transportation consultant updating transportation level of service in the Comprehensive Plan.

OTHER BUSINESS

Planning Manager report

Planned Absences for Future Meetings

Special Meeting: May 30, 2018 at 6:00PM

Next Regularly Scheduled Meeting: June 6, 2018 at 6:00PM

PLANNING COMMISSIONERS

Carolyn Boatsman

Bryan Cairns

Tiffin Goodman, Vice-Chair

Daniel Hubbell, Chair

Jennifer Mechem

Lucia Pirzio-Biroli

Ted Weinberg

PHONE: 206-275-7729

WEB: www.mercergov.org

AGENDA TIMES ARE APPROXIMATE

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



PLANNING COMMISSION MEETING MINUTES MAY 2, 2018

CALL TO ORDER:

The Planning Commission was called to order by Chair Daniel Hubbell at 6:05 PM in the Council Chambers at 9611 SE 36th Street, Mercer Island, Washington.

ROLL CALL:

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

City staff was represented by Evan Maxim, Planning Manager, Andrea Larson, Administrative Assistant, Bio Park, Assistant City Attorney, Nicole Gaudette, Senior Planner, Alison Van Gorp, Administrative Services Manager.

Commissioner Weinberg moved to approve the April 18, 2018 minutes, Commissioner Pirzio-Biroli seconded the motion. The minutes were approved as amended 6-0-0.

APPEARANCES:

Ira Appelman, 9039 E Shorewood drive. Mr. Appelman is aggrieved that the City has not updated critical areas ordinance yet. Mr. Appelman is concerned that environmental damage is taking place all over the island. Mr. Appelman is concerned that the delay in the update is to allow construction of MICA. Planning Commissioners who support MICA should reclude themselves from the CA updated.

REGULAR BUSINESS:

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

Alison Van Gorp, Administrative Services Manager, gave a staff presentation on the review of draft amendments to the code compliance regulations, which will result in the creation of Title 6 of the Mercer Island City Code consolidating and simplifying the City's code compliance procedures.

The commission reviewed the draft of the code compliance regulations.

The Commission discussed allowing anonymous complaints.

The Commission discussed 6.20.020

The Commission discussed 6.20-030

Vice Chair Goodman indicated that staff should make sure that the code will support the functions of obtaining compliance. Chair Hubbell stated that the code should not be written in a way that would hinder the ability to modify methods with changing technology.

The commission discussed 6.50.303-6.50-040

Commissioner Pirzio-Biroli stated that there should be enough flexibility in the code to be able to deal with the different circumstances.

Commissioner Mechem indicated that the timelines need clarification.

The commission discussed 6.50.040.B

Commissioner Pirzio-Biroli stated that she was worried that developers would see the penalties as the price of doing business; the penalties are not high enough to dissuade repeat offenders.

Commissioner Weinberg stated that there should be enough discretion in the code for the staff to not issue large fines for violations that were not deliberate; ensure that what is written serves the purpose and intent.

Commission discussed creating a framework in the code that gives the staff a way to determine how and when the fines will be reduced if a voluntary compliance agreement is entered.

The Commission recessed at 7:52pm

The Commission reconvened at 8:02pm

Agenda Item #4: ZTR18-002 – Critical Areas Code Amendment

Robin Proebsting, Senior Planner, gave a staff presentation on the decision-making framework proposal to aid in the review of anticipated amendments to the critical areas regulations.

The commission reviewed the decision-making framework.

Commissioner Mechem stated she would like to see social equity added to the list of things that are considered under Community interest.

Chair Hubbell stated that the use of the tool would help the commission to make these decisions.

The Commission stated that there should be a net neutral or better yet net positive, rating in the decision making framework.

OTHER BUSINESS:

Evan Maxim, Planning Manager, provided a Planning Manger report regarding upcoming meetings.

PLANNED ABSENCES

None.

NEXT MEETING:

The next regularly scheduled Planning Commission meeting will be May 16, 2018 at 6:00PM at Mercer Island City Hall.

ADJOURNMENT:

Chair Daniel Hubbell adjourned the meeting at 8:50pm



DEVELOPMENT SERVICES GROUP

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

TO: Planning Commission
FROM: Nicole Gaudette, Senior Planner
DATE: May 16, 2018
RE: ZTR18-001 Process and Procedure Code Revision

Summary

Tonight's meeting is a continuation of the public hearing that was opened on April 18, 2018. Please bring the packet materials for ZTR18-001 from the April 18, 2018 planning commission packet. If you would like a new copy of materials, please contact me at nicole.gaudette@mercergov.org, or at 206-275-7719.

Also, as requested by the planning commission at the April 18, 2018 meeting, a table comparing the current permit process to the proposed permit process for each type of land use application has been attached as an exhibit to this memo. This chart references the application types located in the table found in MICC 19.15.010(E). We can discuss this table during the meeting, after the close of the public hearing.

Permit Processing Comparison Chart

Abbreviations

Notice of Application	NOA
Notice of Public Hearing	NOPH
Notice of Decision	NOD

Permit	Current Code	Proposed Code
Tree Removal Permit	Notices: None ¹ Decision Maker: Code Official	Notices: None Decision Maker: Code Official
Right-of-Way Permit	Notices: None ¹ Decision Maker: City Engineer	Notices: None Decision Maker: Code Official
Home Business Permit	Notices: None ¹ Decision Maker: Code Official	Notices: None Decision Maker: Code Official
Special Needs Group Housing Safety Determination	Notices: NOD Decision Maker: Police Chief	Notices: None Decision Maker: Police Chief
Lot Line Revision	Notices: NOD ¹ Decision Maker: Code Official	Notices: NOD Decision Maker: Code Official
Design Review – Minor Exterior Modification Outside Town Center	Notices: NOD ¹ Meeting Body (sometimes): Design Commission Decision Maker: Code Official and sometimes Design Commission	Code Official Design Review Notices: NOA and NOD Decision Maker: Code Official
Design Review – Minor Exterior Modification in Town Center with a Construction Valuation Less Than \$100,000	Notices: NOD ¹ Meeting Body (sometimes): Design Commission Decision Maker: Code Official and sometimes Design Commission Note: The dollar threshold provided in the chart in MICC 19.15.010(E) conflicts with the thresholds provided in text in MICC 19.15.040	Design Commission Design Review Notices: NOA, NOPH and NOD Hearing Body: Design Commission Decision Maker: Design Commission
Design Review – Minor Exterior Modification in Town Center	Notices: NOD ¹ Meeting Body (sometimes): Design Commission	Will either be processed as Code Official Design Review or

¹ Code is unclear whether a NOD is required for decisions that do not require an NOA. Past practice is noted.

with a Construction Valuation \$100,000 or Greater	Decision Maker: sometimes Code Official and sometimes Design Commission Note: The dollar threshold provided in the chart conflicts with the thresholds provided in text in 19.15.040	Design Commission Design Review (above)
Final Short Plat Approval	Notices: NOD ¹ Decision Maker: Code Official	Notices: None Decision Maker: Code Official
Seasonal Development Limitation Waiver	Notices: None ¹ Decision Maker: Building Official or Arborist	Notices: None Decision Maker: Building Official or Arborist
Shoreline Exemption	Notices: NOD ¹ Decision Maker: Code Official	Notices: None Decision Maker: Code Official
Major Single-Family Dwelling Building Permit	Notices: NOA and NOD ² Decision Maker: Code Official	Notices: NOA and NOD ² Decision Maker: Code Official
Accessory Dwelling Unit Permit	Notices: NOA and NOD Decision Maker: Code Official	Notices: NOD Decision Maker: Code Official
Preliminary Short Plat	Notices: NOA and NOD Decision Maker: Code Official	Notices: NOA and NOD Decision Maker: Code Official
Setback Deviation	Notices: NOA and NOD Decision Maker: Code Official	Notices: NOD Decision Maker: Code Official
Critical Areas Determination	Notices: NOA and NOD Decision Maker: Code Official	Notices: NOA and NOD Decision Maker: Code Official
Shoreline Substantial Development Permit	Notices: NOA and NOD Decision Maker: Code Official	Notices: NOA and NOD Decision Maker: Code Official
SEPA Threshold Determination	Notices: NOA and NOD Decision Maker: Code Official	Notices: NOA and NOD Decision Maker: Code Official
Short Plat Alteration and Vacations	Notices: NOA and NOD Decision Maker: Code Official	Notices: NOA and NOD Decision Maker: Code Official
Long Plat Alteration and Vacations	Notices: NOA, NOPH and NOD Hearing Body: Hearing Examiner Decision Maker: City Council	Notices: NOA, NOPH and NOD Hearing Body: Hearing Examiner Decision Maker: Hearing Examiner
Temporary Encampment	Notices: NOA, Notice of Informal Public Meeting and NOD Decision Maker: Code Official	Notices: NOA, Notice of Informal Public Meeting and NOD Decision Maker: Code Official
Wireless Communications Facility	Notices: NOA and NOD Decision Maker: Code Official	Notices: NOA and NOD Decision Maker: Code Official
Wireless Communications Facility (6409 Review)	Notices: NOA and NOD Decision Maker: Code Official	Notices: NOD Decision Maker: Code Official
Wireless Communications Facility Height Variance	Notices: NOA and NOD Decision Maker: Code Official	Notices: NOA, NOPH and NOD Hearing Body: Hearing Examiner

² Only to Parties of Record

		Decision Maker: Hearing Examiner
Minimum Parking Requirement Variances for MF, PBZ, CO, B and P Zones	Notices: NOA, NOPH (for MF, PBZ, and B and sometimes required for CO, P) and NOD. Meeting Body: Design Commission Decision Maker: Code Official	Notices: NOD Decision Maker: Code Official Notices NOD, NOPH and NOD Meeting Body: Design Commission Decision Maker: Design Commission
Development Code Interpretations	Notices: NOA and NOD Decision Maker: Code Official	Notices: NOA and NOD Decision Maker: Code Official
Conditional Use Permit	Notices: NOA, NOPH and NOD Hearing Body: Hearing Examiner Decision Maker: Hearing Examiner	Notices: NOA, NOPH and NOD Hearing Body: Hearing Examiner Decision Maker: Hearing Examiner
Reclassification (Rezone)	Notices: Combined NOA / NOPH and NOD Hearing Body: Planning Commission Decision Maker: City Council	Notices: NOPH Hearing Body: Planning Commission Decision Maker: City Council
Formal Design Review – Major New Construction	Notices: NOA, NOPH and NOD Hearing Body: Design Commission Decision Maker: Design Commission	Will either be processed as Code Official Design Review or Design Commission Design Review (above)
Preliminary Long Plat Approval	Notices: NOA, NOPH and NOD Hearing Body: Hearing Examiner Decision Maker: City Council	Notices: NOA, NOPH and NOD Hearing Body: Hearing Examiner Decision Maker: Hearing Examiner
Final Long Plat Approval	Notices: NOA and NOD Meeting Body: City Council Decision Maker: City Council	Notices: NOD Meeting Body: City Council Decision Maker: City Council
Variance	Notices: NOA, NOPH and NOD Hearing Body: Hearing Examiner Decision Maker: Hearing Examiner	Notices: NOA, NOPH and NOD Hearing Body: Hearing Examiner Decision Maker: Hearing Examiner
Variance from Short Plat Acreage Limitation	Notices: NOA and NOD Decision Maker: Code Official	Notices: NOA, NOPH and NOD Hearing Body: Hearing Examiner Decision Maker: Hearing Examiner
Critical Areas Reasonable Use Exception	Notices: NOA, NOPH and NOD Hearing Body: Hearing Examiner Decision Maker: Hearing Examiner	Notices: NOA, NOPH and NOD Hearing Body: Hearing Examiner Decision Maker: Hearing Examiner
Street Vacation	Notices: NOA, NOPH and NOD	Notices: NOA, NOPH and NOD

	Hearing Body: Planning Commission Decision Maker: City Council	Hearing Body: Planning Commission Decision Maker: City Council
Shoreline Conditional Use Permit	Notices: NOA, NOD, and sometimes NOPH Hearing Body(sometimes): Department of Ecology Decision Maker: Code Official and Department of Ecology	Notices: NOA, NOD, and sometimes NOPH Hearing Body(sometimes): Department of Ecology Decision Maker: Code Official and Department of Ecology
Shoreline Variance	Notices: NOA, NOD, and sometimes NOPH Hearing Body(sometimes): Department of Ecology Decision Maker: Code Official and Department of Ecology	Notices: NOA, NOD, and sometimes NOPH Hearing Body(sometimes): Department of Ecology Decision Maker: Code Official and Department of Ecology
Impervious Surface Variance	Currently in the permit processing chart but this permit had been deleted from text with the Residential Design Standards code update.	This permit no longer exists
Code Amendment	Notices: Combined NOA/ NOPH and NOD Hearing Body: Planning Commission Decision Maker: City Council	Notices: NOPH Hearing Body: Planning Commission Decision Maker: City Council
Comprehensive Plan Amendment	Notices: Combined NOA / NOPH and NOD Hearing Body: Planning Commission Decision Maker: City Council	Notices: NOPH Hearing Body: Planning Commission Decision Maker: City Council



DEVELOPMENT SERVICES GROUP

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

(206) 275-7605

TO: Planning Commission

FROM: Andrew Leon, Planner

DATE: May 16, 2018

RE: **ZTR18-003 – 2018 Code Cleanup – Narrative**

Summary

The proposed amendments to the Mercer Island City Code (MICC) are intended to clean up the code in the following ways:

1. Improve consistency between different sections of the code;
2. Ensure that the code is consistent with the intent of the City Council; and,
3. Correct errors in typography and wording.

Following adoption of the Residential Development Standards, the City Council directed staff to periodically review the MICC to ensure that it is consistent and free of errors. The currently proposed amendment is necessary to ensure that this objective is met. The proposed amendment consists of clarifying language in existing code, as well as ensuring that the code is consistent with the definitions found in MICC 19.16.

Staff has identified code sections that will require amendment. The code sections proposed for amendment at this time are simple in scale and involve minor edits to the code to improve consistency and correct errors, as seen in attachment B. More complex code amendments will be addressed at a later date following creation of the “user group”, and/or as the part of larger code update processes (i.e. Shoreline Master Program, Town Center, etc.).

Staff provided a brief overview of the Code Cleanup Amendment at the Planning Commission meeting on February 21, 2018. At this meeting, the Planning Commission directed staff to add an amendment to the code pertaining to the abbreviation of the Public Institution zone. Staff brought the Code Cleanup Amendment to public hearing at the Planning Commission meeting on April 18, 2018, at which the Planning Commission continued the public hearing to the meeting on May 16, 2018.

Background

Ordinance 17C-15, adopted on September 19, 2017 and implemented on November 1, 2017, set forth

new residential development standards within the City of Mercer Island's single-family residential zones. The changes to the residential development standards created conflicts with other sections of the code, especially the definitions found in Chapter 19.16. As a starting point, staff proposes to address some of the conflicts created by the adoption of Ordinance 17C-15. Staff will continue to maintain the code and address other issues with the code on a regular basis.

In addition to code inconsistencies created by the adoption of Ordinance 17C-15, staff has identified other sections of code in need of amendment. Most of these code sections can be found in the Nonconforming code of MICC 19.01.050, the Shoreline Master Program of MICC 19.07.110, the Subdivision code of Chapter 19.08 MICC, and the Town Center code of Chapter 19.11 MICC. The identified Subdivision and Nonconforming code sections would involve complex fixes that are outside the scope of this amendment. The identified sections in the Shoreline Master Program and Town Center code will be addressed when those codes are next updated.

Staff has prepared draft language for review by the Planning Commission that will correct or clarify several code sections. Staff is also seeking recommendation of the proposed code amendment to the City Council.

Next Steps

At the May 16, 2018 meeting, staff will provide a brief overview of the Code Cleanup Amendment, answer questions the Planning Commission may have, and seek input. Staff will request the Commissioners' input on the following:

1. Additional information that the Planning Commission anticipates needing; and
2. Direction regarding the proposed amendments.

Staff anticipates that at the close of tonight's public hearing the Planning Commission will make a recommendation to City Council. Staff anticipates that City Council will review the Code Cleanup Amendment at a meeting in June or July 2018.

I welcome questions you may have at this stage of the process, as well as topics that you would like covered during the May 16, 2018 meeting. If you provide questions in advance, staff will attempt to address them at the meeting. I can be reached at andrew.leon@mercergov.org or 206-275-7720.

Attachments:

1. Cleanup Amendment Draft Ordinance
2. Draft Development Regulations

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

**AN ORDINANCE OF THE CITY OF MERCER ISLAND AMENDING
MERCER ISLAND CITY CODE TITLES 17 AND 19 MICC REGARDING
CODE AMENDMENTS TO CLARIFY DEVELOPMENT STANDARDS**

WHEREAS, the Mercer Island City Code (MICC) establishes development regulations that are intended to result in the implementation of the Mercer Island Comprehensive Plan pursuant to RCW 36.70A.040; and,

WHEREAS, the Mercer Island City Council determined that amendments to the development regulations were necessary to ensure that residential development was occurring consistent with the provisions of the Mercer Island Comprehensive Plan; and,

WHEREAS, the Mercer Island City Council directed the Planning Commission to periodically review Title 19 of the Mercer Island City Code and recommend amendments to clarify the regulations to the City Council; and,

WHEREAS, the Mercer Island Planning Commission held a public hearing on April 18, 2018, and held two public meetings to consider clarifying amendments to the development standards; and

WHEREAS, the Mercer Island Comprehensive Plan Land Use Element and Housing Element establish numerous goals and policies that are implemented through the adoption of revised development standards; and,

WHEREAS, a SEPA Determination of Non Significance was issued by the City on April 16, 2018; and,

WHEREAS, the Washington Department of Commerce granted expedited review of the proposed amendments to the development regulations on **May XX, 2018**;

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

Section 1: **Adoption of amendments to Titles 17 and 19 of the Mercer Island Municipal Code.** The amendments to the Mercer Island City Code as set forth in Attachment “A” to this ordinance are hereby adopted.

Section 2: **Codification of the regulations.** The City Council authorizes the Development Services Group Director and the City Clerk to correct errors in Attachment A, codify the regulatory provisions of the amendment into Titles 17 and 19 of the Mercer Island City Code, and publish the amended code.

Section 3: **Interpretation.** The City Council authorizes the Development Services Group Director to adopt administrative rules, interpret, and administer the amended code as necessary to implement the legislative intent of the City Council.

Section 4: **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 5: **Ratification.** Any act consistent with the authority and prior to the effective date of this ordinance is hereby ratified and affirmed.

Section 6: **Effective Date.** This Ordinance shall take effect and be in force on 5 days after its passage and publication.

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

CITY OF MERCER ISLAND

Debbie Bertlin, Mayor

Approved as to Form:

ATTEST:

Kari Sand, City Attorney

Allison Spietz, City Clerk

Date of Publication: _____

PLANNING COMMISSION – RECOMMENDATION DRAFT
Draft Zoning Text Amendments
2018 Code Cleanup

17.07.010 Adoption

The 2015 Edition of the International Fire Code (IFC), as adopted and amended by the State Building Code Council in Chapter 51-54 WAC, as published by the International Code Council, is adopted by reference, together with the amendments and additions set forth below. The codes, appendices, and standards set forth in this chapter shall be filed with the city clerk and a copy made available for use and examination by the public, pursuant to RCW 35A.12.140.

The following appendices of the 2015 Edition of the International Fire Code are also adopted by reference: Appendix B – Fire-Flow Requirements for Buildings; Appendix C – Fire Hydrant Locations and Distribution; Appendix D – Fire Apparatus Access Roads; and Appendix J – Building Information Sign.

The geographic limits referred to in certain sections of the 2015 International Fire Code are hereby established as follows:

Section 6104.2 (geographic limits in which the storage of liquefied petroleum gas is restricted for the protection of heavily populated or congested areas): Zones TC, MF-2, MF-3 and PPI as defined in MICC Title 19, Unified Land Development Code.

...

19.01.040 Zone establishment.

A.	Zone	Symbol
	Single-Family	R-8.4
	Single-Family	R-9.6
	Single-Family	R-12
	Single-Family	R-15
	Multiple-Family	MF-2L
	Multiple-Family	MF-2
	Multiple-Family	MF-3
	Business	B
	Planned Business	PBZ
	Commercial Offices	C-O
	Public Institution	<u>PPI</u>
	Town Center	TC

...

G. When uncertainty exists as to the boundaries of any zones shown on any zone map, the following rules shall apply:

1 1. Boundaries shown on a map as approximately following street lines or lot lines shall be
2 construed as actually following such lines.

3 2. Where a boundary between zones divides a lot into two or more pieces, the entire lot shall be
4 deemed to be located in the first zone on the following list in which any part of the lot is
5 located: R-15, R-12, R-9.6, R-8.4, MF-2L, MF-3, MF-2, PPI, PBZ, C-O, TC, and B. The location of the
6 zone boundary shall be determined by use of the scale appearing on the zone map unless the
7 location of the boundary is indicated by dimensions.

8 ...

9
10 19.02.020 Development Standards

11 ...

12 C. Yard Requirements.

13 1. Minimum. Except as otherwise provided in this section, each lot shall have front, rear, and
14 side yards not less than the depths or widths following:

15 a. Front yard depth: 20 feet or more.

16 b. Rear yard depth: 25 feet or more.

17 c. Side yards shall be provided as follows:

18 i. Total Depth.

19 (a) For lots with a lot width of 90 feet or less, the sum of the side yards'
20 depth shall be at least 15 feet.

21 (b) For lots with a lot width of more than 90 feet, the sum of the side
22 yards' depth shall be a width that is equal to at least 17 percent of the
23 lot width.

24 ii. Minimum Side Yard Depth.

25 (a) The minimum side yard depth abutting an interior lot line is five feet
26 or 33 percent of the aggregate side yard total depth, whichever is
27 greater.

28 (b) The minimum side yard depth abutting a street is five feet.

29 iii. Variable Side Yard Depth Requirement. For lots with an area of 6,000 square
30 feet or more, the minimum side yard depth abutting an interior lot line shall be
31 the greater of the minimum side yard depth required under subsection
32 (C)(1)(c)(ii) of this section, or as follows:

33 (a) Single-family dwellings shall provide a minimum side yard depth of
34 seven and one-half feet if the building:

1 (1) For nongabled roof end buildings, the height is more than 15
2 feet measured from existing or finished grade, whichever is
3 lower, to the top of the exterior wall facade adjoining the side
4 yard; or

5 (2) For gabled roof end buildings, the height is more than 18
6 feet measured from existing or finished grade, whichever is
7 lower, to the top of the gabled roof end adjoining the side yard.

8 (b) Single-family dwellings with a height of more than 25 feet measured
9 from the existing or finished grade, whichever is lower, to the top of the
10 exterior wall facade adjoining the side yard shall provide a minimum
11 side yard depth of 10 feet.

12 ...

13 3. Intrusions into Required Yards.

14 a. Minor Building Elements.

15 i. Except as provided in subsection (C)(3)(a)(ii) of this section, porches,
16 chimney(s) and fireplace extensions, window wells, and unroofed, unenclosed
17 outside stairways and decks shall not project more than three feet into any
18 required yard. Eaves shall not protrude more than 18 inches into any required
19 yard.

20 ii. No penetration shall be allowed into the minimum side yard setback abutting
21 an interior lot line except where an existing flat-roofed house has been built to
22 the interior side yard setback line and the roof is changed to a pitched roof with
23 a minimum pitch of 4:12, the eaves may penetrate up to 18 inches into the side
24 yard setback.

25 b. ~~Platforms, Walks, Hardscape~~ and Driveways. ~~Platforms, walks, stairs, Hardscape~~ and
26 driveways not more than 30 inches above existing grade or finished grade, whichever is
27 lower, may be located in any required yard.

28 ...

29
30 Chapter 19.05 Special Purpose

31 Sections:

32 19.05.010 Public institution – PPI.

33 19.05.020 Parking requirements.

34 19.05.010 Public institution – PPI.

35 ...

1 19.05.020 Parking requirements.

2 A. The following parking requirements apply to all uses in the PPI zone.

3 ...

4

5 19.08.050 Final Plats

6 ...

7 C. Contents of the Final Plat. All final plats submitted to the city shall meet the requirements set out in
8 Chapter 58.09 RCW, Chapter 332-130 WAC, and those requirements set out below.

9 Final plat documents submitted to the city shall contain the information set out below. The final plat
10 documents shall be drawn on an 18-inch by 24-inch sheet size, allowing one-half inch for borders. The
11 index sheet must show the entire subdivision, with street and highway names and block numbers.

12 1. Identification and Description.

13 a. Name of the long subdivision, short subdivision or lot line revision.

14 b. A statement that the long subdivision or short subdivision has been made with the
15 free consent and in accordance with the desires of the owner or owners.

16 c. Location by section, township and range, or by other legal description.

17 d. The name and seal of the registered engineer or the registered land surveyor.

18 e. Scale shown graphically, datedatum and north point. The scale of the final plat shall
19 be such that all distances and bearings can be clearly and legibly shown thereon in their
20 proper proportions. Where there is a difference between the legal and actual field
21 distances and bearings, both distances and bearings shall be shown with the field
22 distances and bearings shown in brackets.

23 f. A description of property platted which shall be the same as that recorded in
24 preceding transfer of said property or that portion of said transfer covered by plat.
25 Should this description be cumbersome and not technically correct, a true and exact
26 description shall be shown upon the plat, together with original description. The correct
27 description shall follow the words: "The intent of the above description is to embrace all
28 the following described property."

29 g. A vicinity map showing the location of the plat relative to the surrounding area.

30 ...

31

32 19.10.060 Tree removal – Associated with a development proposal.

33 ...

1 B. Commercial or Multifamily Zoning Designations – Tree Removal.

2 1. In the PPI, B, C-0, PBZ, TC, MF-2, MF-2L, and MF-3 zoning designations a tree permit is
3 required and will be granted if it meets any of the following criteria:

4 ...

5

6 19.16.010 Definitions

7 ...

8 Average Building Elevation: The reference point on the surface topography of a lot from which building
9 height is measured. The elevation in the R-8.4, R-9.6, R-12, and R-15 zoning designations is established
10 by averaging the elevation at existing grade or finished grade, whichever is lower. The elevation in the
11 PPI zoning designation is established by averaging the elevation at existing grade. The elevation points
12 to be averaged shall be located at the center of all exterior walls of the completed building; provided:

13 ...

14 Major Single-Family Dwelling Building Permit: A building permit for:

15 1. A new single-family dwelling on a vacant lot or as replacement of an existing or demolished
16 building; or

17 2. Any change to a single-family dwelling that requires a building permit and results in any of the
18 following:

19 a. An increase in the existing maximum building height above the highest point of the
20 building, except for a reroof that increases the highest point of the building by 12 inches
21 or less;

22 b. A reduction in any existing side yard;

23 c. An increase in the existing gross floor area of more than 500 square feet; or

24 d. An increase in the existing impervious surface lot coverage on the lot of more than
25 100 square feet.

26 ...

27 Slope: A measurement of the average incline of a lot or other piece of land calculated by subtracting the
28 lowest existing elevation from the highest existing elevation, and dividing the resulting number by the
29 shortest horizontal distance between these two points.

30 ...



DEVELOPMENT SERVICES GROUP

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

(206) 275-7605

TO: Planning Commission

FROM: Evan Maxim, Planning Manager

DATE: May 16, 2018

RE: **2018 Comprehensive Plan Amendments No. 6 – Introduction**

Summary

On November 6th, 2017 the City Council passed Resolution 1534 (Attachment A) establishing the 2018 Comprehensive Plan amendment docket. The Mercer Island Arts Council has prepared an initial draft for Planning Commission review, related to creating goals and policies supporting the cultural arts. This initial draft is being introduced to the Planning Commission on May 16, 2018.

On May 16, 2018, the staff is seeking Planning Commission guidance on:

1. Any preliminary feedback on the proposed amendments; and,
2. Additional information that the Planning Commission will need to form a recommendation.

Background

Arts Council. Starting in January of 2018, the Arts Council has considered the question of what goals and policies are appropriate to support the cultural arts on Mercer Island. The Arts Council reviewed draft language in February, which was generated by Parks staff after a review of peer jurisdictions and existing programs and needs. In March, the Arts Council hosted a community meeting, which was well attended and ultimately generated their initial draft (Attachment B) in April of 2018 for further review by the Planning Commission.

Public Outreach. The Arts Council hosted a community meeting on March 14, which was well attended and generated public comment (Attachment C) to inform the Arts Council’s drafting and the Planning Commission’s eventual recommendation to the City Council. The City will also be distributing a postcard on April 18, inviting the public to the June 6, 2018 Planning Commission meeting and to the August 29, 2018 public hearing before the Planning Commission.

Next Steps

At the May 16th meeting, staff will provide a brief overview of the Comprehensive Plan Amendments, answer questions the Planning Commission may have, and seek input. Staff will request the Commissioners' input on the following:

1. Any preliminary feedback on the proposed amendments; and,
2. Additional information that the Planning Commission will need to form a recommendation.

Based upon the provided direction and discussion tonight staff anticipates returning to the Planning Commission for further review on June 6, 2018.

I welcome questions you may have at this stage of the process, as well as identification of topics that you would like covered during the May 16th meeting. If you provide questions in advance, staff will attempt to address them at the meeting. I can be reached at evan.maxim@mercergov.org or 206-275-7732.

Attachments:

- A. Resolution 1534
- B. Draft Comprehensive Plan Amendments No. 6
- C. Public Comment received during Arts Council review

**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
COMPREHENSIVE ARTS AND CULTURE PLAN**





TABLE OF CONTENTS

PREFACE 4

INTRODUCTION 4

BACKGROUND 5

Mercer Island has a Historic Tradition of Public Support for Art. 5

Mercer Island Supports a Diverse Series of Arts Programming. 6

Mercer Island is Home to an Array of Arts Organizations and Activities. 10

CULTURAL VITALITY AND THE ISLAND’S ART GAPS 11

Mercer Island Embraces Cultural Vitality. 11

The Island Lacks Adequate Arts Space. 12

Coordinated Arts Cooperation Will Benefit the Island. 12

VISION AND GOALS 13

Vision: To assimilate positive art experiences into everyday life for all community members 13

Mercer Island Aims for Deliberate, Focused Support for the Arts. 14

Arts add Vitality to the Economy 14

Approach 15

<u>Goal 1:</u> Support the arts on Mercer Island	15
<u>Goal 2:</u> Nurture public art on Mercer Island	16
<u>Goal 3:</u> Preserve Mercer Island’s Heritage	16
<u>ACTION AND ACHIEVEMENT</u>	17

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

¹ Mercer Island 1994 Comprehensive Plan.

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 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:

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>.

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.

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.



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.



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.

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:

⁸ Mercer Island Arts Council Meeting, March 14, 2018, *Public Comment to the Draft Comprehensive Art Plan*,

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

⁹ Ibid.

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

¹¹ Ibid.

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.

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

¹² City of Mercer Island City Council Meeting and Study Session Agenda and Packet, February 6, 2018, <https://sirepub.mercergov.org/meetings/cache/108/1xvxbw55umwiz145ykh02k55/45220504102018113531804.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).

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>

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

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.

(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.)

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 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%

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

¹⁸ HB 1183 – 2017-18, <http://apps2.leg.wa.gov/billsummary?Year=2017&BillNumber=1183&Year=2017&BillNumber=1183>.

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.
- **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.

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: 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

**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.	

Julia Hokanson	...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	
Sue Sherwood	...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	
John Gordon Hill	...I applaud the City of MI for moving forward to codify support of the arts as a foundational value in the comprehensive plan...	
Ira Appleman	...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	
Jackie Dunbar	...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	
	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.	
	Art Centers have proven to be positive in terms of economics and access to culture experiences in a community.	

	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>	



DEVELOPMENT SERVICES GROUP

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

(206) 275-7605

TO: Planning Commission

FROM: Evan Maxim, Planning Manager

DATE: May 16, 2018

RE: **2018 Comprehensive Plan Amendments No. 3 – Introduction**

Summary

On November 6th, 2017 the City Council passed Resolution 1534 establishing the 2018 Comprehensive Plan amendment docket. Comprehensive Plan Amendment No. 3 is an update to the Transportation Element that will update the traffic modeling and intersection level of service (LOS) to reflect the changes that have occurred since 2014. This initial draft is being introduced to the Planning Commission on May 16, 2018.

The City has retained a traffic consultant, KPG, to assist in the update of the Transportation Element. KPG assisted the City on the current Transportation Element and maintains the City’s traffic model. On May 16, 2018, the consultant will:

1. Provide an overview the proposed update to the Transportation Element.
2. Share the draft intersection LOS results for the updated 2018 existing conditions and 2035 conditions.
3. Seek input on any additional information necessary for the Planning Commission to make a recommendation on the Transportation Element amendments.

Background

The City’s current Transportation Element currently contains traffic counts and LOS data that was generated in 2014, and served as the basis for updating the traffic modeling and policy direction in the 2016 Comprehensive Plan update. Following the adoption of the updated Transportation Element and LOS in 2016, circumstances have changed on Mercer Island, primarily due to closure of the I-90 center roadway and various street and intersection improvements constructed by Sound Transit.

To analyze current traffic conditions on the island, new morning and afternoon peak 2-hour traffic counts were performed at the study intersections in 2017 and 2018. KPG forecast 2035 traffic volumes using the City’s 20-year population and employment projections. Attachment A is the draft existing

(2017 and 2018) and Attachment B is the forecasted 2035 AM and PM peak hour intersection LOS. The LOS table also identifies those intersections where the LOS has changed from the traffic information generated in 2014.

In August of 2017, the Planning Commission recommended that the City Council adopt a Transportation Concurrency Ordinance. Following an initial review of the Transportation Concurrency Ordinance on October 3, 2017, the City Council provided direction for staff to report back with more detailed information on how changes in the Town Center and I-90 corridor are impacting traffic patterns on the Island. The requested information will be part of the new Transportation Element, including an update of the intersection LOS data. The Transportation Concurrency Ordinance relies on the LOS adopted in the Comprehensive Plan to serve as a “baseline” against which additional vehicle trips are evaluated. Consequently, an update to the LOS to reflect changing conditions is advisable for the purposes of administering the Transportation Concurrency ordinance.

Next Steps

At the May 16th meeting, staff and the consultant will provide a brief overview of the transportation LOS, answer questions the Planning Commission may have, and seek input. Staff will request the Commissioners’ input on the following:

1. Any preliminary feedback on the draft LOS; and,
2. Additional information that the Planning Commission will need to form a recommendation.

Based upon the provided direction and discussion tonight staff anticipates returning to the Planning Commission on June 20, 2018 with a draft Transportation Element for your review.

I welcome questions you may have at this stage of the process, as well as identification of topics that you would like covered during the May 16th meeting. If you provide questions in advance, staff will attempt to address them at the meeting. I can be reached at evan.maxim@mercergov.org or 206-275-7732.

Attachments:

- A. Draft Existing Intersection LOS Table
- B. Draft 2035 Intersection LOS Table

Draft Existing Intersection LOS – 2018 Transportation Element Update

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
SE 27th St/80th Ave SE	B	B C
SE 28th St/78th Ave SE	-	B A
SE 28th St/80th Ave SE	-	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	C D	D C
I-90 EB off-ramp/77th Ave SE	B	B
I-90 EB on-ramp/SE 27th St/Island Crest Way	C B	C B
I-90 EB on-ramp/SE 36th St/E Mercer Way	A C	B C
I-90 EB off-ramp/100th Ave SE/E Mercer Way	B A	A
I-90 WB ramps/100th Ave SE	B	C A
Outside of Town Center Intersections (LOS D) Standard		
SE 24th St/W Mercer Way	B	B
SE 24th St/72nd Ave SE	-	B
SE 36th St/N Mercer Way	C	C
SE 40th St/W Mercer Way	B	A
SE 40th St/78th Ave SE	-	B
SE 40th St/Island Crest Way	D C	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 St/E Mercer Way	-	A

*At intersections where the LOS results are different from the previous 2014 analysis, the 2014 LOS is shown as crossed out.

Draft 2035 Intersection LOS Without Improvements 2018 Transportation Element Update

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	A	A
N Mercer Way/Park & Ride/80th Ave SE	C	C
SE 27th St/76th Ave SE	-	B
SE 27th St/77th Ave SE	B	C
SE 27th St/78th Ave SE	A	B
SE 27th St/80th Ave SE	C	D
SE 28th St/78th Ave SE	-	B
SE 28th St/80th Ave SE	-	C
SE 28th St/Island Crest Way	B	C
SE 29th St/77th Ave SE	-	B
SE 29th St/78th Ave SE	-	C
SE 30th St/78th Ave SE	-	C
SE 30th St/80th Ave SE	-	B
SE 30th St/Island Crest Way	-	C
SE 32nd St/78th Ave SE	-	C
WSDOT Intersections (LOS D Standard)		
I-90 EB off-ramp/I-90 WB on-ramp/W Mercer Way	B	B
I-90 WB on-ramp/N Mercer Way/76th Ave SE	B	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-ramp/SE 27th St/Island Crest Way	C	C
I-90 EB on-ramp/SE 36th St/E Mercer Way	D	B
I-90 EB off-ramp/100th Ave SE/E Mercer Way	A	B
I-90 WB ramps/100th Ave SE	C	B
Outside of Town Center Intersections (LOS D) Standard		
SE 24th St/W Mercer Way	B	C
SE 24th St/72nd Ave SE	B	B
SE 36th St/N Mercer Way	D	D
SE 40th St/W Mercer Way	B	B
SE 40th St/78th Ave SE	B	B
SE 40th St/Island Crest Way	D	C
SE 40th St/SE Gallagher Hill Rd	D	C
Mercerwood Dr/E Mercer Way	-	B
W Mercer Way/78th Ave SE	-	B
Merrimount Dr/W Mercer Way	C	C
Merrimount Dr/Island Crest Way	D	D
SE 53rd Place/Island Crest Way	F	F
SE 53rd Place/E Mercer Way	-	A
SE 72nd St/W Mercer Way	-	B
SE 68th St/84th Ave SE	D	B
SE 68th St/Island Crest Way	E	D
SE 70th St/E Mercer Way	-	B