

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.

Amend the Land Use Map of the Land Use Element for consistency (end of this document).

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

Separate document prepared by City’s consultant.

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 ~~2018-2019~~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, 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.

Land Use Map amendment:

Amend the Land Use map in the Land Use Element (next page).

Figure 1- Land Use Map

Mercer Island Land Use Plan

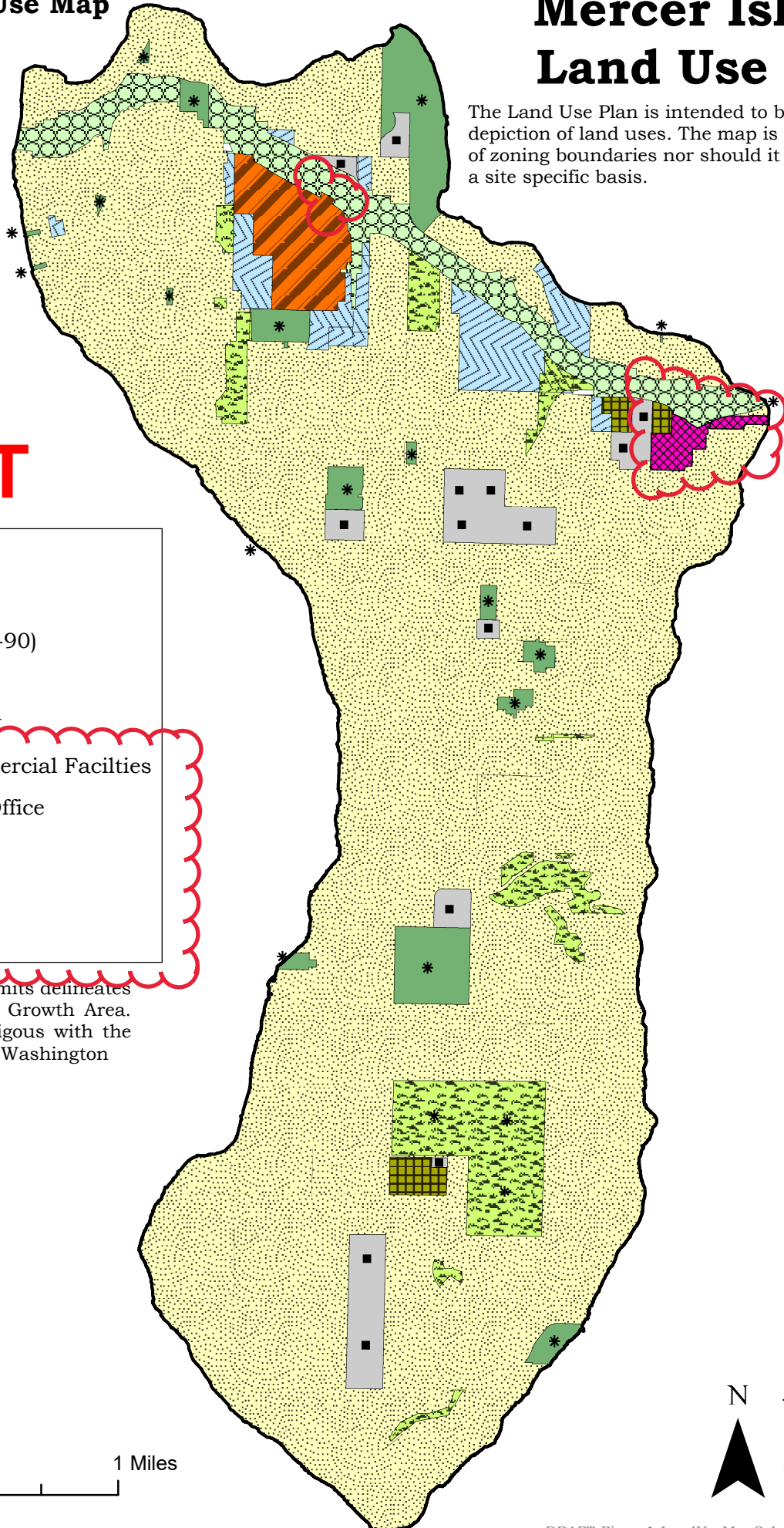
The Land Use Plan is intended to be a generalized depiction of land uses. The map is not a description of zoning boundaries nor should it be interpreted on a site specific basis.

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.



0 0.25 0.5 1 Miles



Map Date: 7/30/2018

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