

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

Comprehensive Plan Amendment

Amend Land Use Element Figures TC-1, TC-2, and TC-3, together with the Land Use Map of the Comprehensive Plan as follows (next page):

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

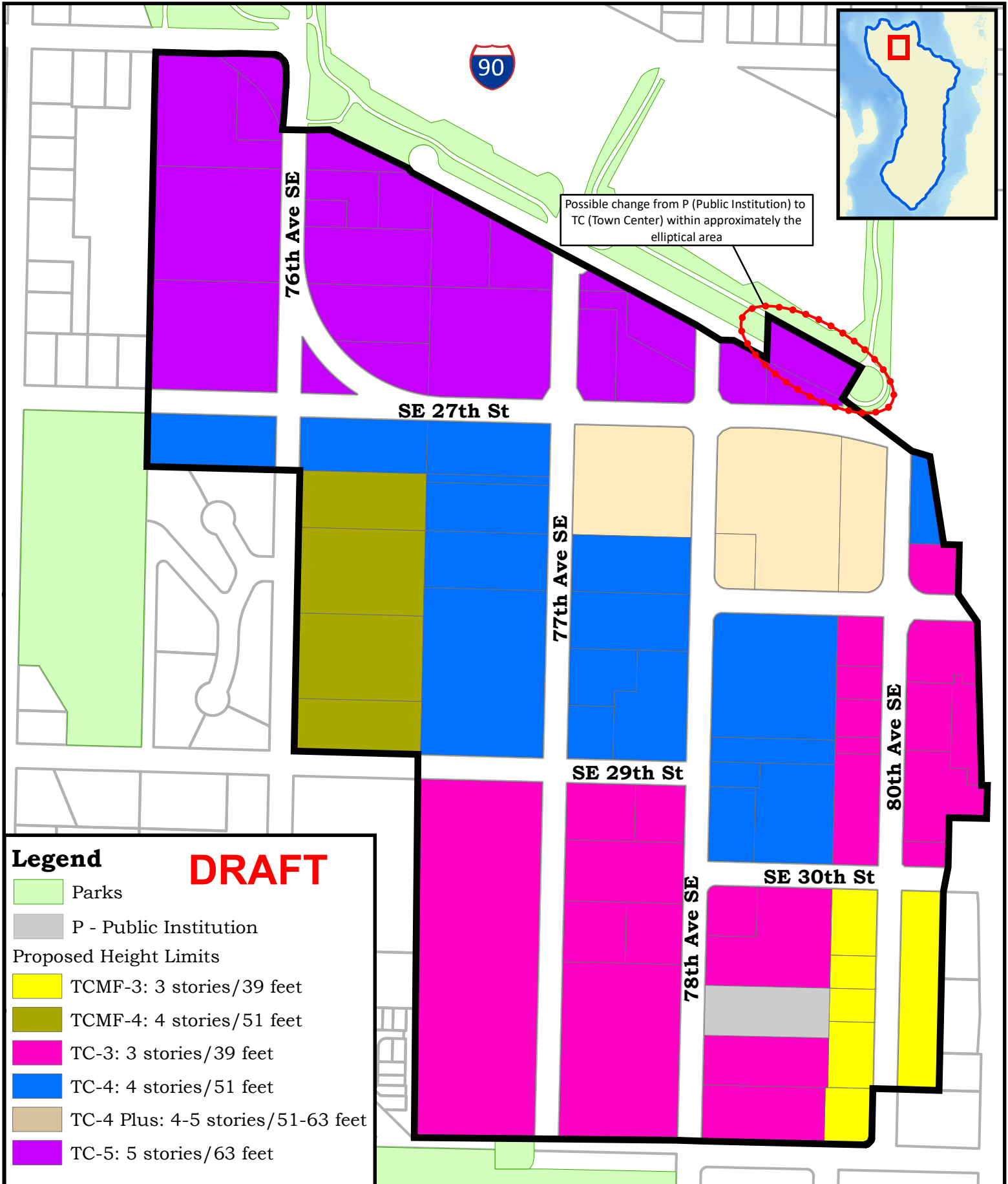


Figure TC-2: Retail Use Required Adjacent to Street Frontages

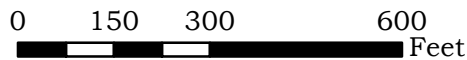
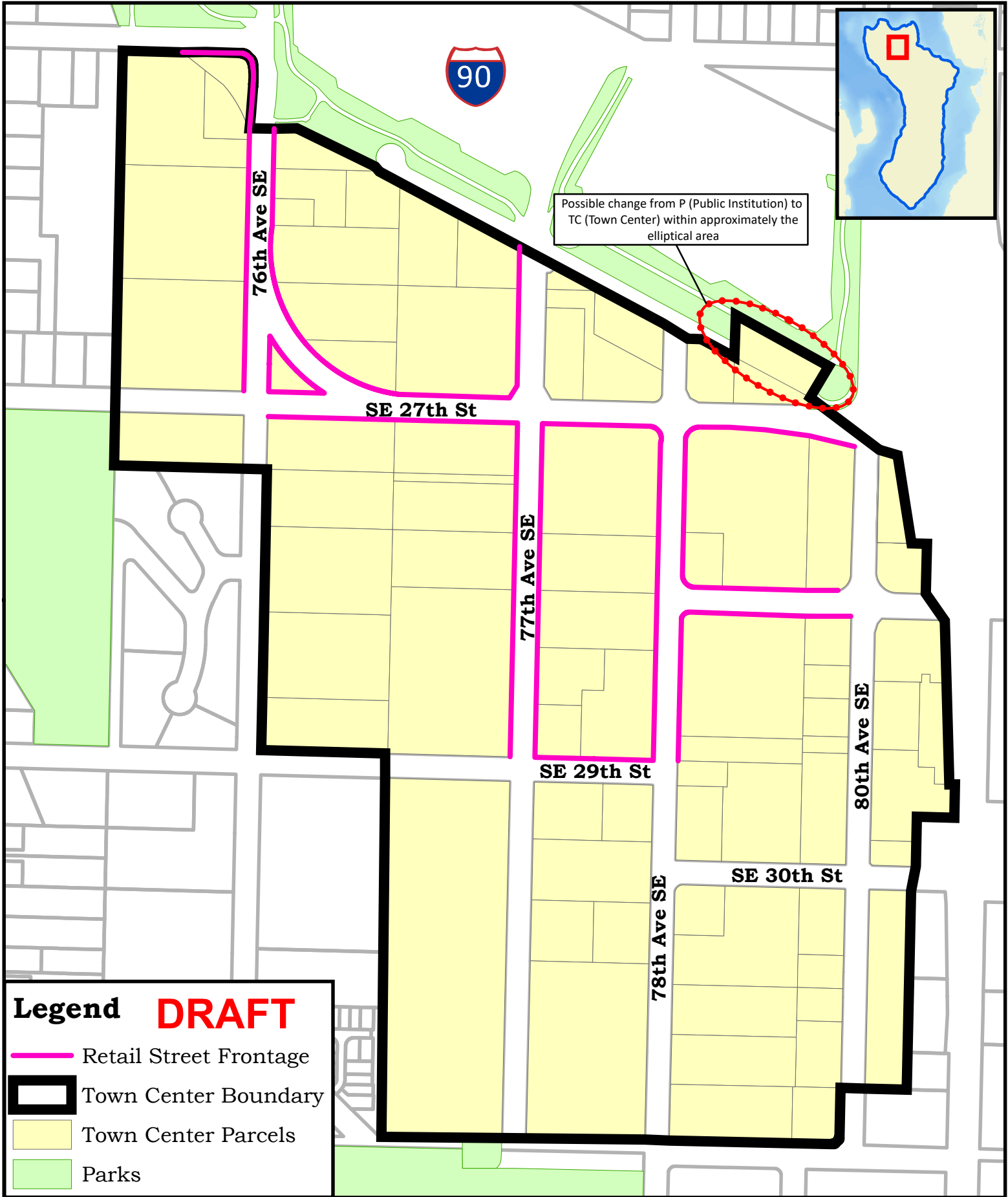


Figure TC-3: Open Space- Potential Opportunity Sites

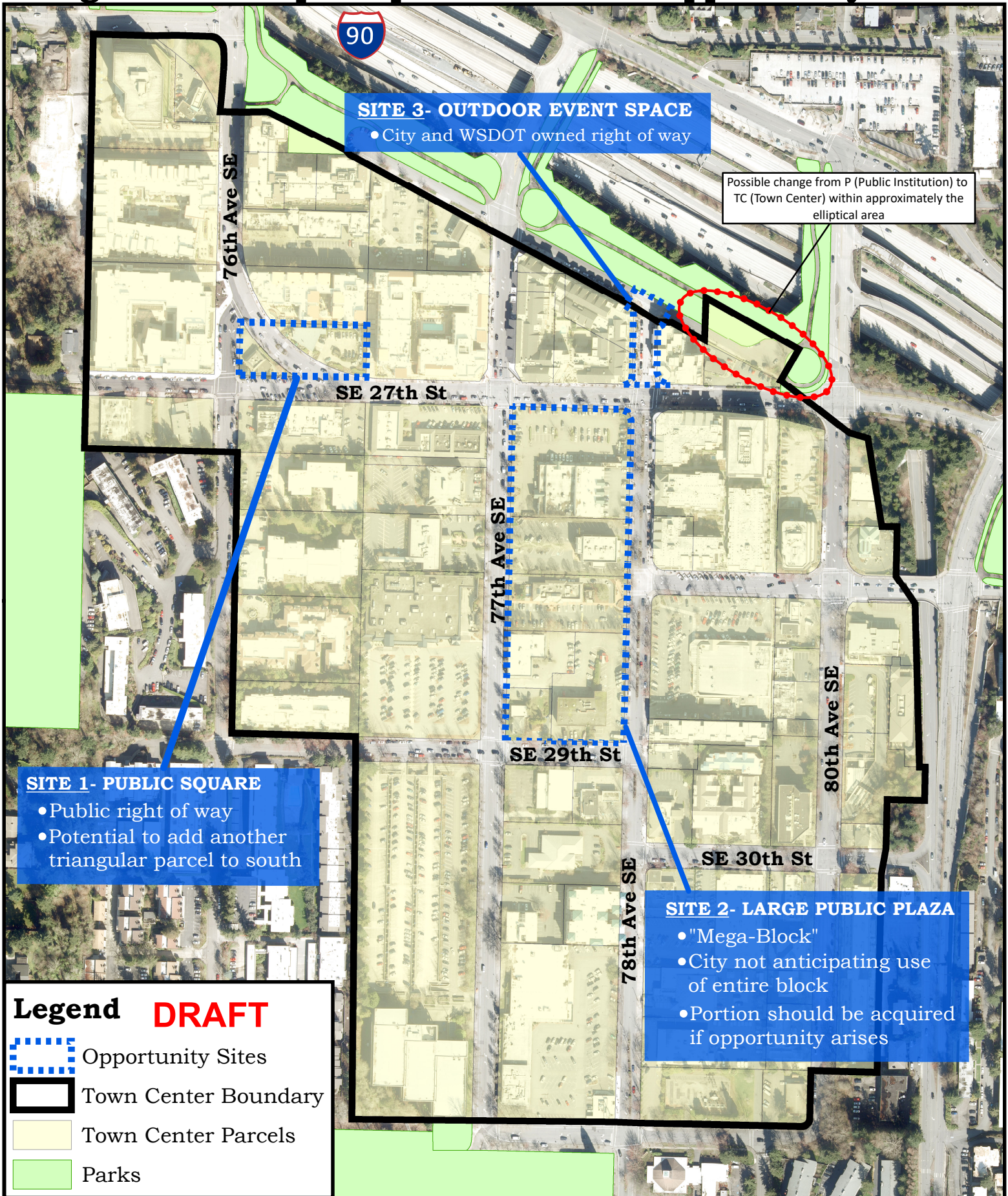


Figure 1- Land Use Map















Mercer Island Land Use Plan

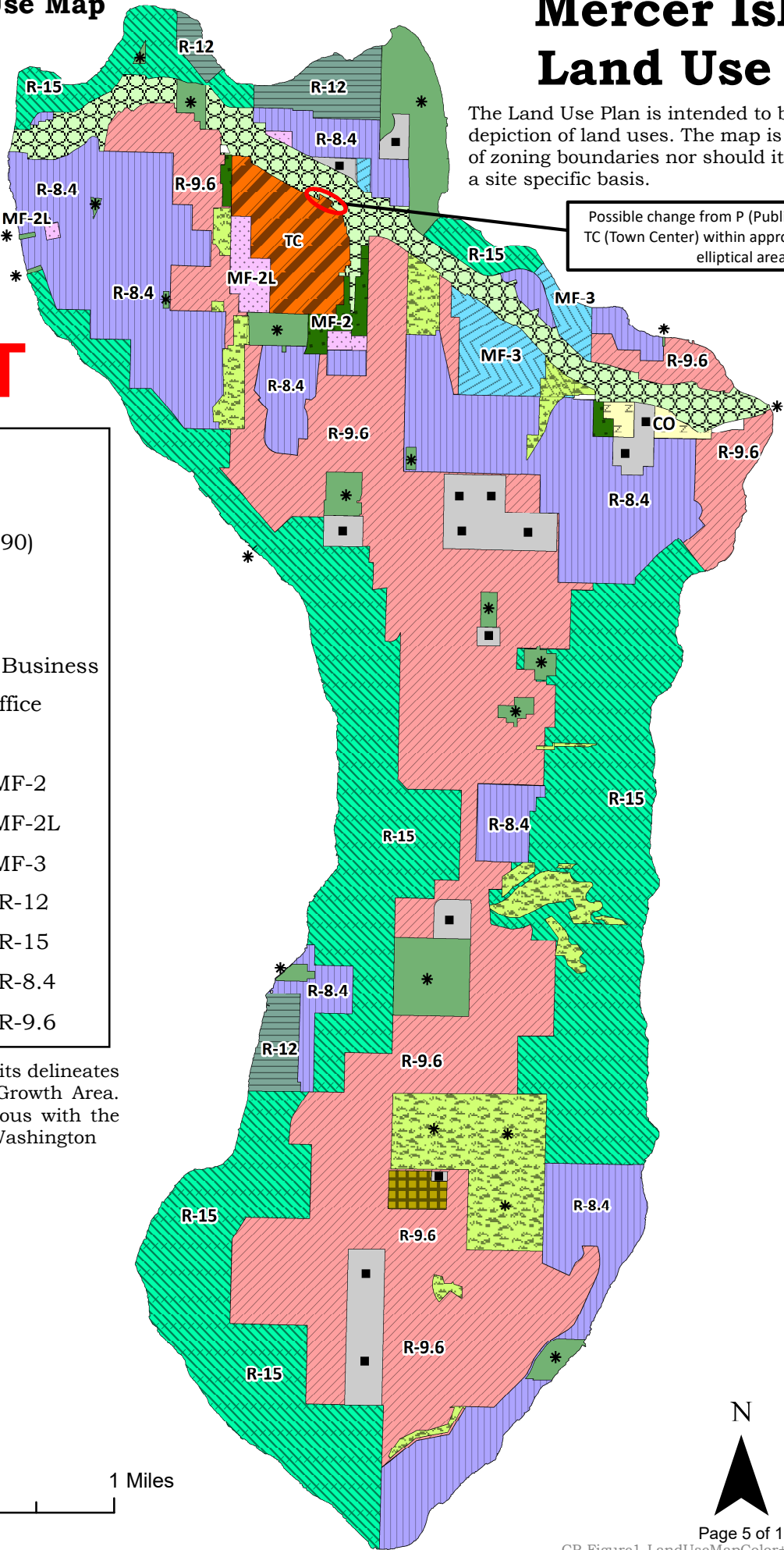
The Land Use Plan is intended to be a generalized depiction of land uses. The map is not a description of zoning boundaries nor should it be interpreted on a site specific basis.

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

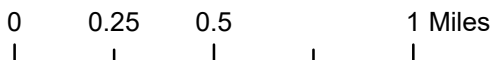
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Legend

-  Park
-  Linear Park (I-90)
-  Open Space
-  Public Facility
-  Neighborhood Business
-  Commercial Office
-  Town Center
-  Multi-Family MF-2
-  Multi-Family MF-2L
-  Multi-Family MF-3
-  Single Family R-12
-  Single Family R-15
-  Single Family R-8.4
-  Single Family R-9.6



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



Code Amendment

Amend Figures 1, 2, and 7 of Chapter 11 of Title 19 of the Mercer Island City Code as follows (next page):

Figure 1: Town Center Subareas & Maximum Height Limit

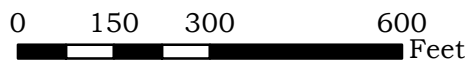
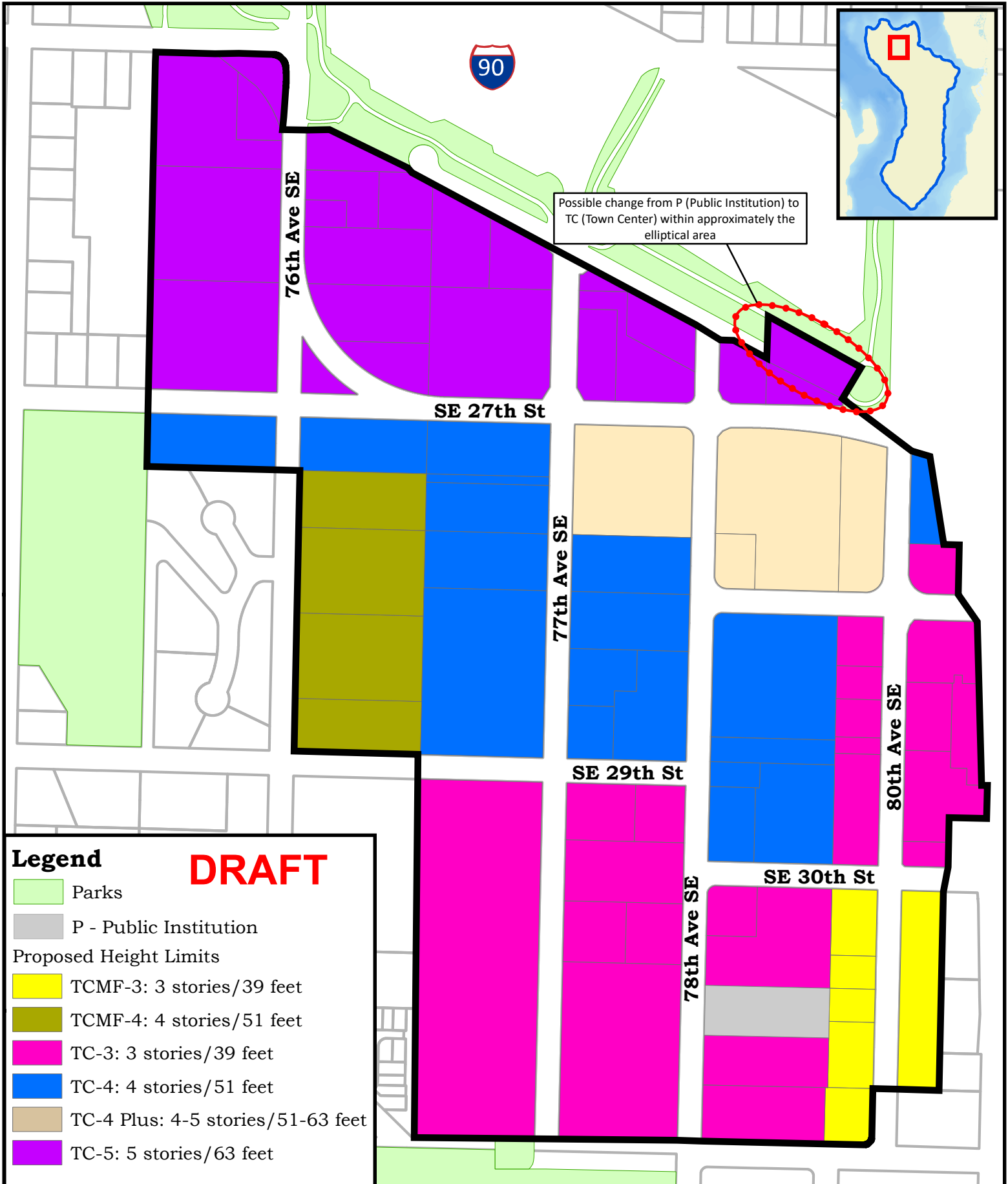
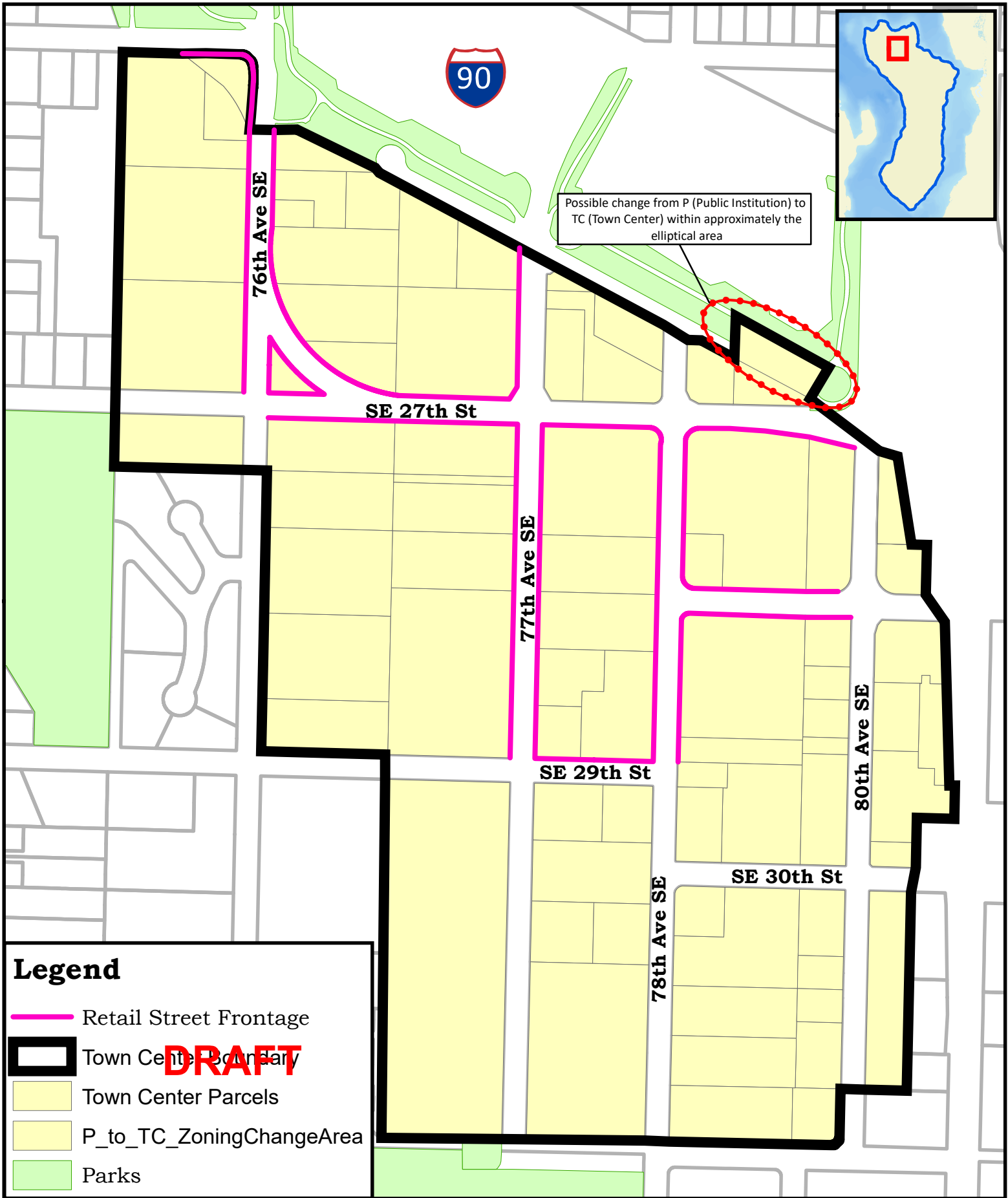



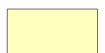
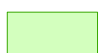


Figure 2: Retail Use Required Adjacent to Street Frontages



Legend

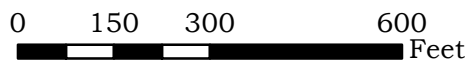
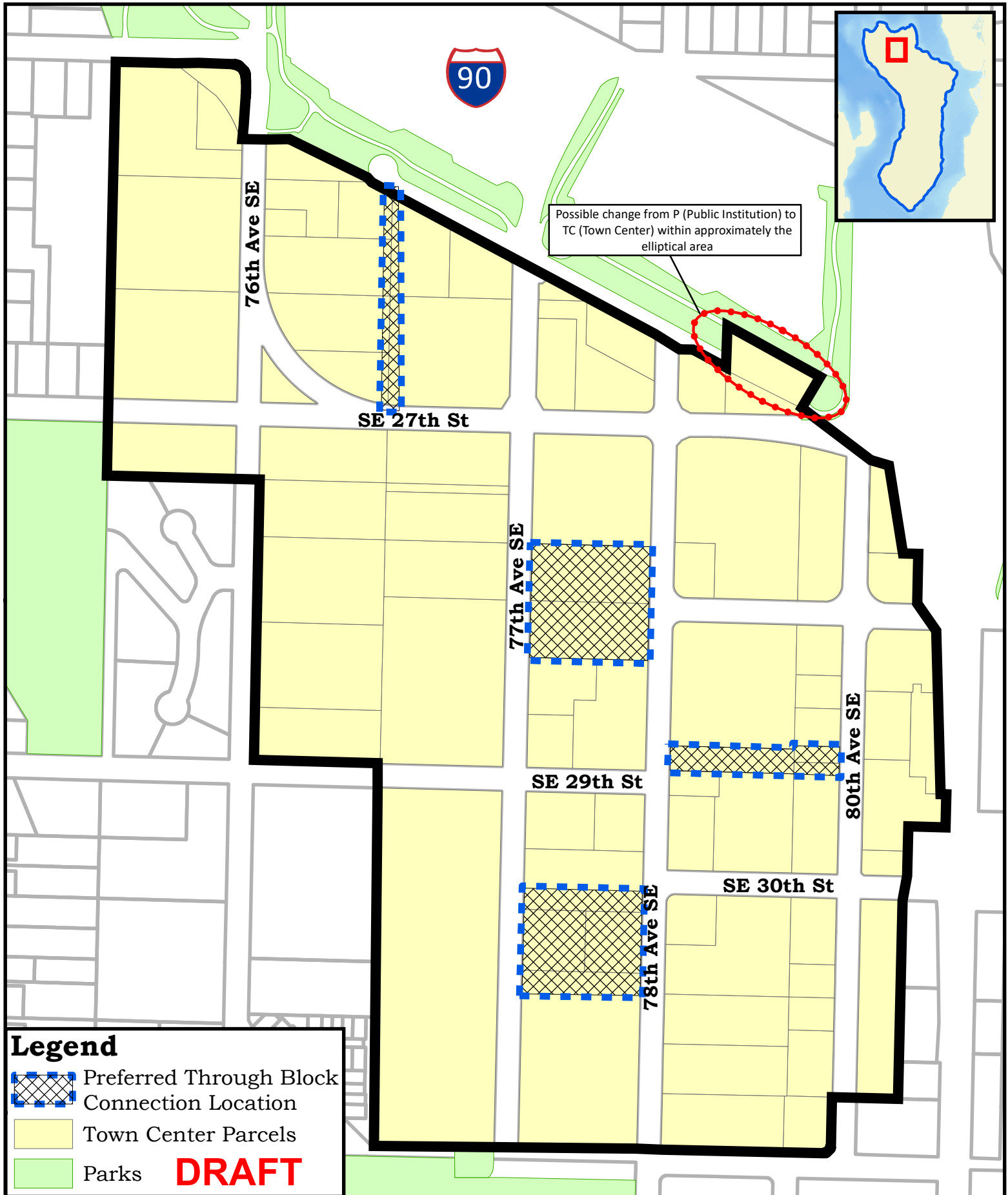
-  Retail Street Frontage
-  Town Center Boundary
-  Town Center Parcels
-  P_to_TC_ZoningChangeArea
-  Parks

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0 150 300 600 Feet

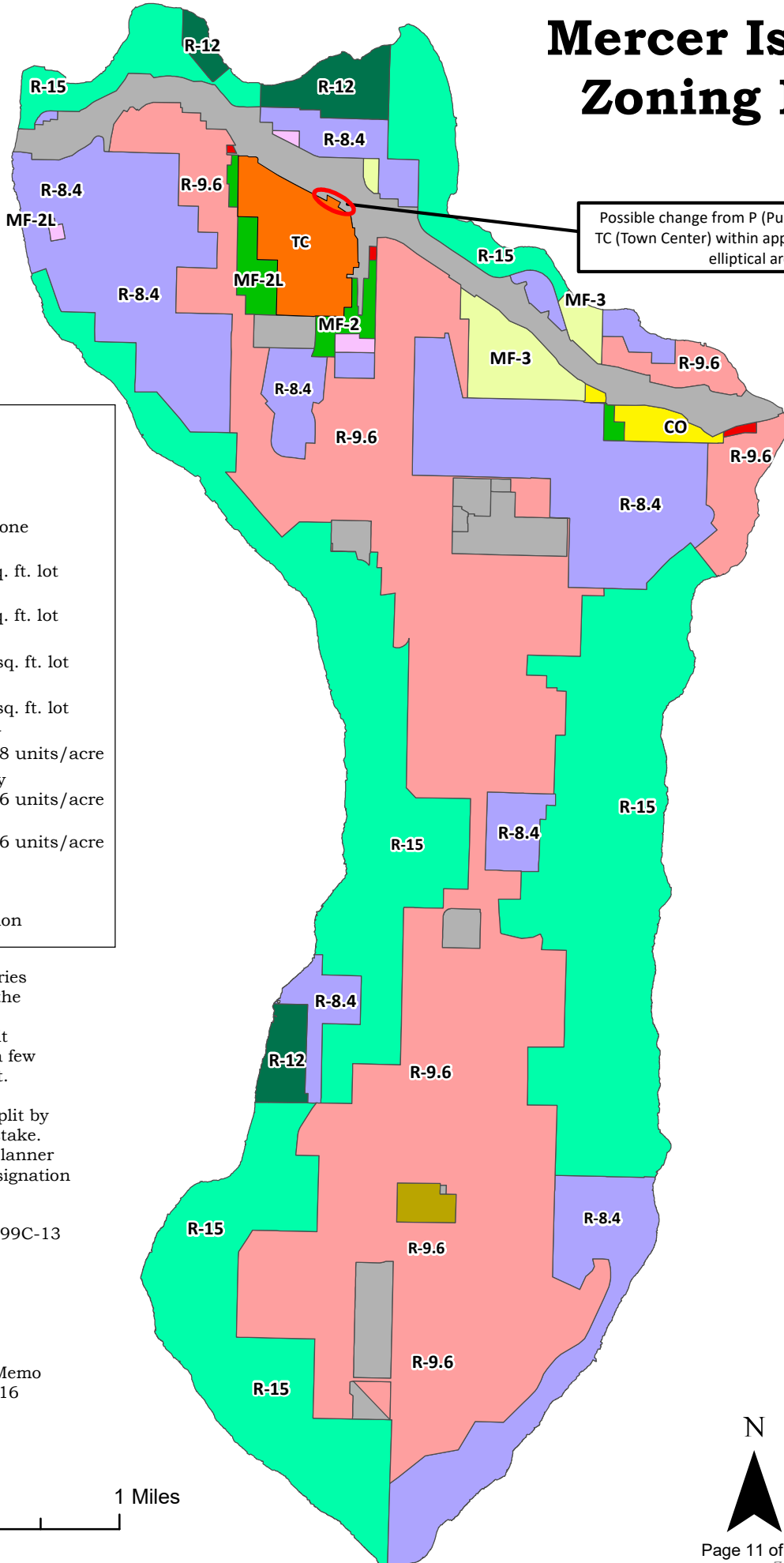
Figure 7- Preferred Through-Block Pedestrian Connection Locations



Rezone

Amend the Zoning Map in Appendix D to Title 19 of the Mercer Island City Code as follows (next page):

Mercer Island Zoning Map



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

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

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

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

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

