

Station Area Update Planning Commission Comment Matrix

NOTE:

- This form is for Planning Commission comments on the Draft Comprehensive Plan update, including the proposed development code amendments.
- Submit amendments only, no commentary or discussion. Save your discussion of amendments and commentary for the next public meeting.
- Do not use this form for confidential matters.
- Staff will prepare responses, as time allows, and provide the Planning Commission with the completed matrix document by June 3, 2025.
- The matrix will also be appended to the Planning Commission packet for each meeting it will be discussed and published online.

Log #	Received From	Section	Comment	Staff Response
1	Dan Thompson	II. Existing Conditions and Trends Station Area	Page 17 of the subarea plan describes the town center in a way I think is unfair and inaccurate. I think the town center is one of the more walkable suburban town centers with good retail density despite losing 39,000 sf of retail space due to past mixed-use developments. It makes little sense to criticize a suburban town center for being car oriented when the average household for a married couple on MI is 3.1, and one cannot walk and carry groceries, dry cleaning, hardware items, and so on. I would remove this paragraph and instead note the town center must serve two goals: a walkable vibrant retail space and a car oriented suburban shopping center for families that need cars to carry things.	Non-Substantive
2	JB Gibson	Element 2 Land Use V. Land Use Goals and Policies Goal 1	Add new Land Use Policy 1.4: Prior to initiating any Phase 2 rezoning, regulatory update, or incentive program within the Station Area, the City Council shall receive and consider a fiscal impact analysis prepared by a qualified economic analyst demonstrating that proposed actions are consistent with the City's long-term fiscal sustainability, and shall adopt written findings to that effect.	<p>Substantive – Staff Recommended Alternative</p> <p>New Policy 1.4: Consider the fiscal implications of Phase 2 and how the proposed actions affect the City's long-term fiscal health.</p> <p>New Policy 1.5: Prepare a fiscal impact analysis during Phase 2 that identifies measures to mitigate impacts and support the City's long-term fiscal sustainability.</p>

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3	JB Gibson	Element 2 Land Use V. Land Use Goals and Policies Goal 5	Land Use Goal 5 and Policy 5.1: Update strikethrough and underline to show revisions made. No edits proposed.	Non-Substantive
4	JB Gibson	Element 2 Land Use V. Land Use Goals and Policies Goal 7	Add new Land Use Policy 7.4: During Phase 2, adopt development standards that transition high density uses to adjacent residential neighborhoods, including but not limited to height step downs, protection of view, light, and privacy, preservation of tree canopy and natural buffers, and other compatibility considerations.	Substantive – Staff Recommended Alternative New Policy 7.4: Adopt development and design standards during Phase 2 to increase compatibility in transition areas where high density residential uses are allowed adjacent to lower-density neighborhoods. These standards should include height step downs, protection of view, light, and privacy, preservation of tree canopy and natural buffers, and other compatibility considerations.
5	JB Gibson	Element 2 Land Use V. Land Use Goals and Policies Goal 9	Land Use Policy 9.3 appears to be a typo with how it was transcribed. No edits to text proposed.	Non-Substantive
6	JB Gibson	Element 2 Land Use VI. Action Plan	Implementation Plan: Add action to conduct a fiscal impact analysis to evaluate the impact of added infrastructure needs and incentive programs on city finances. (Enabling Policy LU 1.4)	Substantive (see Log #2)
7	Nazim Nice	Introduction Background	Update last sentence of third paragraph to read, “This means incorporating many of the components that make Mercer Island a wonderful place, including beautiful landscape, friendly and comfortable commercial spaces, and safe, walkable, and <u>bike-friendly</u> green connections between parks, community institutions, businesses, and housing <u>that prioritize access to the light rail station for people of all ages and abilities.</u> ”	Non-Substantive
8	Nazim Nice	Introduction Background	Should Figure 1 be referenced in the text somewhere?	Non-Substantive
9	Nazim Nice	The Role of Town Center	“With the establishment of the Link light rail station, Town Center is now the focal point of the new Station area <u>as shown in Figure 1</u> , in addition to the city-at-large.”	Non-Substantive

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10	Nazim Nice	Station Area Community Profile	"As seen in Figure 5 Error! Reference source not found. , the total population within Mercer Island's Station Area has grown about 31% since 2010."	Non-Substantive
11	Nazim Nice	Commitment To Public Involvement	"Moving more substantive Station Area planning into Phase 2 allows the City to provide more meaningful engagement and feedback opportunities at each stage of the Station Subarea planning process"	Non-Substantive
12	Nazim Nice	Land Use II. Existing Conditions and Trends Station Area	"Critical areas mapped in Figure 8 Error! Reference source not found. are among the land use constraints that require specific planning attention in Phase 2 to ensure compliance with State transit-oriented development laws and a smooth evolution of Mercer Island's neighborhoods within the Station Area."	Non-Substantive
13	Nazim Nice	Land Use III. Growth Forecast Station Area	"Increased building heights and allowable residential density also make this area the most permissive in the city for residential development. Despite its small size (3.2% of the total Mercer Island land area), current estimates for Phase 1 of the subarea plan indicate that over 50% of the citywide residential capacity exists here (see {(Figure 9)} ."	Non-Substantive
14	Nazim Nice	Land Use III. Growth Forecast Station Area	"A simplified linear growth projection in {(Figure 9)} demonstrates a possible scenario for how much growth occurs over the 20-year planning cycle."	Non-Substantive
15	Nazim Nice	Land Use V. Goals and Policies Station Area Planning Community Engagement Goal 3 Policy 3.3.	"Create a healthy and safe economic environment where Town Center businesses can serve the needs of Mercer Island residents and draw upon broader retail and commercial market areas benefit from off-island consumers connected by regional public transit <u>and bike paths</u> . [Previously LU 6.4]"	Non-Substantive

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16	Nazim Nice	Land Use V. Goals and Policies Station Area Planning Community Engagement Goal 5 Policy 5.4	"Strengthen walkable <u>and bike-friendly</u> connections to community facilities and institutions surrounding the Station Area."	Non-Substantive
17	Nazim Nice	Land Use V. Goals and Policies Station Area Planning Community Engagement Goal 5 Policy 5.5	<u>"5.5 During Phase 2, plan and implement a prioritized network of bike lanes and micromobility corridors connecting neighborhoods to the Station Area, light rail station and Town Center core; require secure long-term bike parking and e-bike charging in new multifamily and mixed-used developments."</u>	Substantive
18	Anthony Perez	Land Use I. Introduction Town Center	Revise sentence: ...small scale, ground floor retail (remove "should")(insert) would be concentrated.	Non-Substantive
19	Anthony Perez	Land Use I. Introduction Town Center	Revise sentence: ...84th Avenue SE (remove "engulf")(insert) buffer...the Station Area.	Non-Substantive