

Question & Answer Matrix
January 21, 2025 - City Council Meeting

Log #	AB No.	Received From	Question	Staff Response
1	AB6600	Salim	Can I have the lot sq/ft of the ADU production in this chart on the second page from 2017 to 2024? https://www.mercerisland.gov/sites/default/files/fileattachments/community_planning_amp_development/page/9241/housing_development_dashboard.pdf	The average lot size for projects with an ADU between 2017-2024 is 13,462 sq ft. See spreadsheet included as an attachment to the email for more information.
2	AB6600	Salim	Can I see PDF maps of the walking distance from transit that show the quarter and half mile zones?	See map included in the email for more information.
3	AB6600	Salim	For walking distances from transit, what did we use as our center point? Each entrance or the center of the platform or something else?	The walking distance was measured from the center point of the light rail platform, along all public streets and walkways, to the nearest intersection with the lot boundary.
4	AB6600	Salim	There was discussion related to walking distance from transit that mentioned TC zoning overriding HB1110 parking mandates because the density was greater than the bill provided. Could we rezone the areas within walking distance of light-rail, add back a reasonable parking requirement, and increase density slightly above HB1110? If so, what density would be required? I imagine a new zoning designation, not the a recycling of an existing MF zone which might have different height, GFA, lot coverage allowances.	To rezone the areas within walking distance of light-rail above the density of HB 1110 to preclude the implementation of middle housing requirements, a minimum zone density greater than 21 units per acre would be necessary. This zone density would be similar to the MF-2L and MF-3 zones, which allow 26 units/acre. Please note this would be a new work program item requiring amendments to the Mercer Island Comprehensive Plan as well as the Mercer Island Municipal Code.
5	AB6600	Reynolds	I am still not understanding the concept of a “unit lot”. How does the creation of a unit lot differ from an actual lot split as proposed under HB 1096?	Staff will provide additional information on Unit Lot Subdivision in the City Council presentation.
6	AB6601	Reynolds	“With the closure of City Hall, the Mercer Island Community and Event Center (MICEC) is the only City-owned building that is subject to CBPS”. What is our basis of the belief that the “closure” exempts us? I would think the fact that the building is empty would have no impact.	There are exemptions in the law based on occupancy of the buildings. The fact that City Hall would not have “ <i>physical occupancy</i> by owner or tenant for at least 50 percent of the <i>conditioned floor area</i> throughout the consecutive 12-month period prior to the <i>building</i> compliance date” would qualify the City to file for an exemption for the building.

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7	AB6610	Reynolds	Is the ROW dedication reversible? If not, how does this dedication impact city ability to later sell or develop this property?	ROW dedication is reversible. The City Council may vacate the ROW should it no longer be needed for ROW purposes.
8	AB6610	Reynolds	Which parcels in the first map provided (the one right before the resolution) or parts thereof) are already designated as ROW? Can you mark up the map to show this, and show what parts will be changed? (Or explain to me how the map shows this already---I am not very good with maps!)	<p>In the graphic on exhibit 1 all of the labeled parcels highlighted (A-1, A-2, etc.) except for “Tully’s Site” are currently either City or State-owned right-of-way. The Tully’s Site is city owned private property.</p> <p>A portion of the “Tully’s Site” parcel from exhibit 1 will be dedicated as City owned right-of-way. On the last page of exhibit 2 there is a graphic from our surveyor Terrane. This shows the portion of the top half of the “Tully’s Site” parcel (Parcel 5315100-1235) that is converting to right-of-way. The lighter dashed line shows the border of the parcels, with the darker dashed line showing how current ROW from Sunset Hwy (Parcel 5315100-1233 or “A-2”) is being expanded into the “Tully’s Site” parcel.</p>
9	AB6611	Reynolds	What are our plans for parking restrictions on this parcel. Maximum length of stay? Limited to MI residents? Free?	Later this year, the City Council will review operations policies related to the new commuter parking lot. This discussion is tentatively planned for March 2025, when the City Council will also continue discussions about the new Town Center parking regulations. The Council may consider the types of regulations you are mentioning at this time, all of which are possible to implement at this parking facility. Staff will work to implement parking regulations before the facility opens later this year.

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10	AB6612	Reynolds	<p>“Acquisition of a Pierce Velocity Pumper is recommended to replace one of the maxi pumper engines (FL-458), which is overdue for replacement in 2025. It was originally purchased in 2012 and has a lifespan of 15 years.”</p> <p>2012 + 15 = 2027.</p> <p>How do we reconcile this with statement that the replacement is “overdue”?</p>	<p>There are two maxi pumpers in the fleet that are “reserve apparatus.”</p> <p>The new Velocity Pumper is not replacing the 2012 Pumper but will be replacing one of the reserve apparatus.</p> <p>When the new pumper arrives the 2012 Pumper will become one of the reserve apparatus.</p> <p>The current reserve apparatus was purchased in 2008, and its lifespan will be met when the new pumper arrives.</p>
11	AB6612	Reynolds	Please provide a complete table showing all MI fire / aid vehicles, purchase date, estimated life span, and ballpark replacement cost.	Staff will provide this information during the City Council meeting.
12	AB6612	Reynolds	I gather the new maxi will replace the reserve maxi as a new reserve. What will happen to the old reserve? What will happen to the current midi?	<p>This is correct. The current reserve engine will be declared surplus and sold.</p> <p>The current Midi will go directly to surplus. It is a specialized truck that is used on the narrow and steep streets on Mercer Island. There is only a need for two Midi’s on the Island.</p> <p>Mercer Island will receive proceeds from the surplus sale.</p>
13	AB6612	Reynolds	Which truck did we send to California? Is it back yet?	One of the Velocity Pumpers was sent to southern California, where it is still currently located. The anticipated return is January 26.
14	AB6612	Reynolds	What portion of the purchase price is covered by our reserve fund?	As of Q3 2024, a total of \$720,000 is set aside in the Fleet Fund to finance the acquisition of the two new fire trucks.

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15	AB6612	Reynolds	What is the practical difference between a “lease to own” (which is what this appears to be?) and a regular financed purchase? Does this mean we do not own the trucks until the lease is over? What are the implications for this?	<p>A regular financed purchase involves borrowing money and using that money to complete the purchase.</p> <p>In the lease-to-own model, the bank completes the purchase, and the City enters into an agreement with the bank to lease the equipment. A lien is placed on the vehicles. Once the City makes the final payment in year nine, the lien is removed and vehicle ownership transitions to the City.</p> <p>The City has primarily used installment purchase agreements to finance fire apparatus purchases over the past two decades.</p>

PERMIT NO	APPROVED DATE	Lot Size (square feet)	DESCRIPTION	NEW DEVELOPMENT OR ADD TO EXISTING SFR?	STATUS
ADU16-006	3/20/2017	17935	C-DETACHED ADU	NEW HOME + ADU	APPROVED
ADU17-001	7/24/2017	9927	C- INTERNAL ADU	ACCESSORY TO EXISTING SFR	APPROVED
ADU17-005	7/28/2017	13000	ADU	ACCESSORY TO EXISTING SFR	APPROVED
ADU17-004	8/21/2017	20689	C - ACCESSORY DWELLING UNIT	ACCESSORY TO EXISTING SFR	APPROVED
ADU17-007	10/9/2017	9525	CONVERT EXISTING FAMILY ROOM INTO ADU WITHIN EXISTING STRUCT	ACCESSORY TO EXISTING SFR	APPROVED
ADU17-008	11/20/2017	9000	C-ACCESSORY DWELLING UNIT	NEW HOME + ADU	APPROVED
ADU17-009	12/26/2017	8894	ACCESSORY DWELLING UNIT	ACCESSORY TO EXISTING SFR	APPROVED
ADU17-012	2/26/2018	9604	ACCESSORY DWELLING UNIT	ACCESSORY TO EXISTING SFR	APPROVED
ADU18-006	6/25/2018	17131	REBUILD FIRE DAMAGED ADU & ADD 196 sq ft	ACCESSORY TO EXISTING SFR	APPROVED
ADU18-003	7/25/2018	8000	ACCESSORY DWELLING UNIT	NEW HOME + ADU	APPROVED
ADU18-004	8/20/2018	10625	ATTACHED ADU TO A NSFR	NEW HOME + ADU	APPROVED
ADU18-008	10/1/2018	12840		ACCESSORY TO EXISTING SFR	APPROVED
ADU18-009	11/16/2018	10438	REMODEL EXISTING STRUCTURE AND ADD ADU	ACCESSORY TO EXISTING SFR	APPROVED
ADU18-010	12/10/2018	10125	ADU WITHIN SECOND STORY ADDITION TO EXISTING SFR	ACCESSORY TO EXISTING SFR	APPROVED
ADU18-012	12/17/2018	9427	DETACHED ADU	NEW HOME + ADU	APPROVED
ADU18-011	12/27/2018	7500	CONVERT EXISTING 564 sf GARAGE INTO ADU + ADD COVERED WALK	ACCESSORY TO EXISTING SFR	APPROVED
ADU19-002	2/27/2019	17590	CREATING AN ADU WITHIN EXISTING SFR	ACCESSORY TO EXISTING SFR	APPROVED
ADU19-004	6/4/2019	9269	648 SF ADU WITHIN NEW SFR	NEW HOME + ADU	APPROVED
ADU19-003	6/12/2019	8800	ADDITION OF 350sq ft ADU IN BASEMENT	NEW HOME + ADU	APPROVED
ADU19-001	7/16/2019	9000	899 sq ft ADU WITHIN NEW SFR	NEW HOME + ADU	APPROVED
ADU19-005	7/24/2019	9595	ADD ATTACHED 820sq ft ADU TO EXISTING SFR	ACCESSORY TO EXISTING SFR	APPROVED
ADU19-007	9/6/2019	8283	ACCESSORY DWELLING UNIT IN NEW SFR	NEW HOME + ADU	APPROVED
ADU19-008	9/16/2019	8800	INTERNAL ADU	NEW HOME + ADU	APPROVED
ADU19-011	12/23/2019	71966	REMOVE GARAGE ROOF & ADD SECOND STORY ADU	ACCESSORY TO EXISTING SFR	APPROVED
ADU19-010	12/23/2019	10162	502 sq ft ADU WITHIN SFR	NEW HOME + ADU	APPROVED
ADU19-009	12/26/2019	9630	INTERNAL ACCESSORY DWELLING UNIT	ACCESSORY TO EXISTING SFR	APPROVED
ADU17-010	1/7/2020	8078	ACCESSORY DWELLING UNIT	NEW HOME + ADU	APPROVED
ADU19-006	1/7/2020	9000	ACCESSORY DWELLING UNIT	NEW HOME + ADU	APPROVED
ADU20-003	4/14/2020	9449	CREATING A 709sq ft ADU WITHIN EXISTING SFR	ACCESSORY TO EXISTING SFR	APPROVED
ADU20-004	5/26/2020	12737	FORMALIZE AN EXISTING MOTHER IN LAW TO AN ADU	ACCESSORY TO EXISTING SFR	APPROVED
ADU20-002	1/28/2021	8482	BUILD ADU WITHING SFR	NEW HOME + ADU	APPROVED
ADU20-011	2/16/2021	19106	INTERIOR ADU	NEW HOME + ADU	APPROVED
ADU20-012	2/16/2021	21618	234 sq ft DETACHED ADU	NEW HOME + ADU	APPROVED
ADU20-009	2/24/2021	16900	ESTABLISH EXISTING APARTMENT AS LEGAL ADU	ACCESSORY TO EXISTING SFR	APPROVED
ADU20-008	2/25/2021	16738	BUILD 852 SQ FT DETACHED ADU	NEW HOME + ADU	ON HOLD
ADU21-002	3/19/2021	18642	BUILD ADU WITHIN EXISTING SFR	ACCESSORY TO EXISTING SFR	APPROVED
ADU20-005	4/1/2021	18911	BUILD DETACHED 529 sq ft ADU ABOVE A 490 sq ft GARAGE	NEW HOME + ADU	APPROVED
ADU21-006	6/1/2021	10625	LOWER LEVEL ADU WITHIN NEW SFR	NEW HOME + ADU	APPROVED
ADU21-005	8/24/2021	10125	BUILD NSFR W/ATTACHED ADU	NEW HOME + ADU	APPROVED
ADU20-010	11/3/2021	15001	BUILD 845sq ft DETACHED ADU	ACCESSORY TO EXISTING SFR	APPROVED
ADU20-001	12/3/2021	13318	INTERNAL ADU	ACCESSORY TO EXISTING SFR	APPROVED
ADU21-007	12/6/2021	9000	615 SQ FT ADU	NEW HOME + ADU	APPROVED
ADU21-009	12/27/2021	12000	CREATE 845 SQ FT ADU WITHIN SFR	ACCESSORY TO EXISTING SFR	APPROVED
ADU21-008	3/10/2022	9386	411 sq ft ATTACHED ADU	NEW HOME + ADU	APPROVED
ADU22-001	5/25/2022	9945	ATTACHED ADU WITHIN NSFR	NEW HOME + ADU	APPROVED
ADU22-006	7/28/2022	10125	824 sq ft INTERIOR ADU WITHIN NSFR	NEW HOME + ADU	APPROVED
ADU22-003	8/26/2022	10125	ADU WITHIN NEW SFR	NEW HOME + ADU	APPROVED
ADU22-004	9/15/2022	10011	INTERIOR ADU WITHIN NSFR	NEW HOME + ADU	APPROVED
ADU21-011	10/11/2022	9000	451 SQ FT DETACHED ADU	NEW HOME + ADU	APPROVED
ADU22-007	11/3/2022	11600	ADU WITHIN NSFR	NEW HOME + ADU	APPROVED
ADU22-012	12/13/2022	11602	ADU WITHIN SFR	ACCESSORY TO EXISTING SFR	APPROVED
ADU22-005	1/26/2023	19360	BUILD NEW SFR ON VACANT LOT W/ATTACHED ADU	NEW HOME + ADU	APPROVED
ADU22-010	3/14/2023	9525	460 sq ft DETACHED ADU	NEW HOME + ADU	APPROVED
ADU23-001	5/1/2023	16270	CONVERT BASEMENT INTO ADU	ACCESSORY TO EXISTING SFR	APPROVED

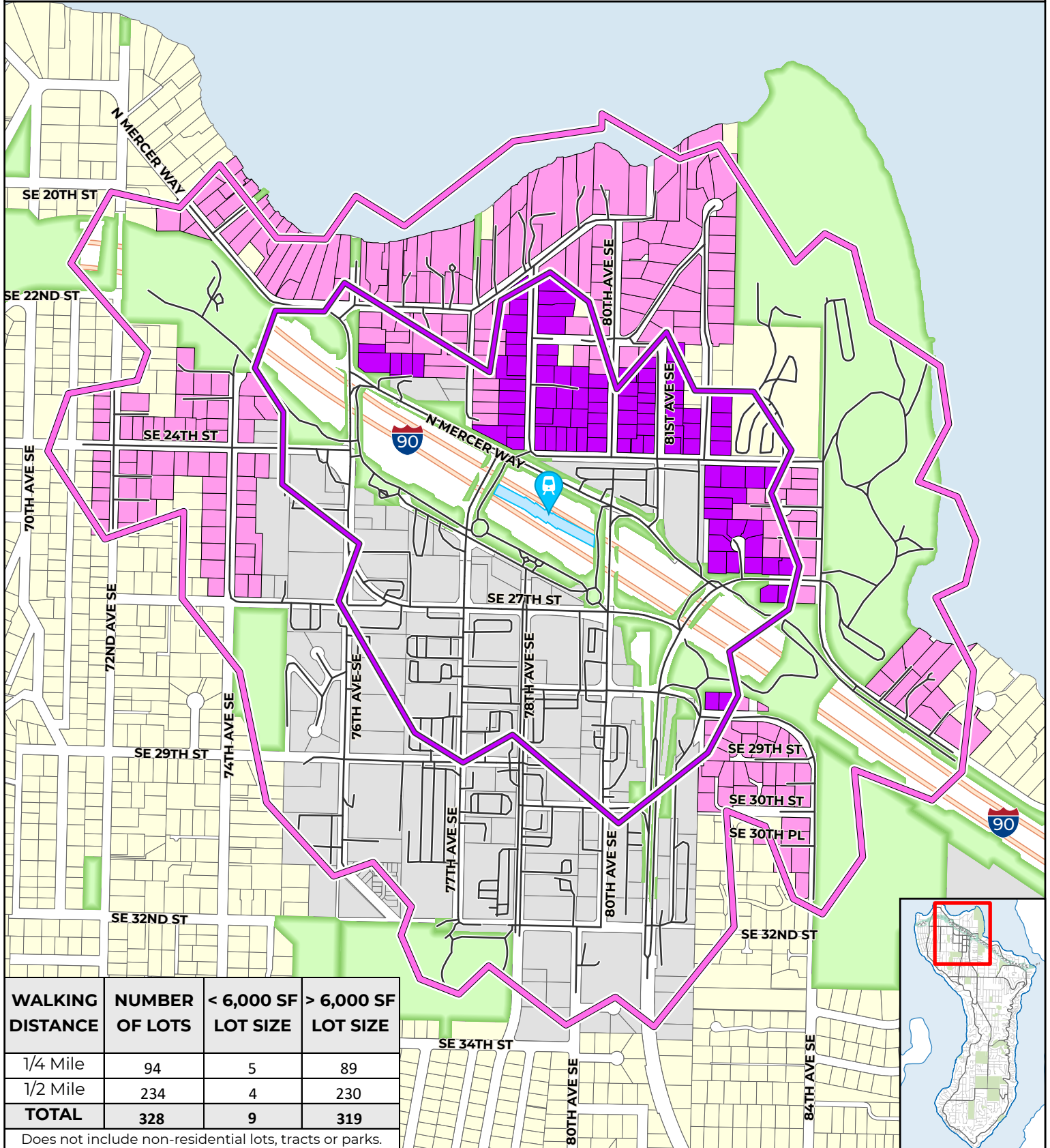
ADU23-002	5/3/2023	12132 CONVERT EXISTING STRUCTURE INTO AN ADU	ACCESSORY TO EXISTING SFR	APPROVED
ADU22-011	5/4/2023	11200 INTERIOR ADU OF NSFR	NEW HOME + ADU	APPROVED
ADU22-013	5/4/2023	10000 500 SQ FT ATTACHED ADU TO NSFR	NEW HOME + ADU	APPROVED
ADU23-003	7/24/2023	8864 ATTACHED ADU TO NSFR	NEW HOME + ADU	APPROVED
ADU22-009	11/7/2023	12733 CREATE ADU IN BASEMENT	ACCESSORY TO EXISTING SFR	APPROVED
ADU23-008	11/8/2023	14810 ADU ABOVE EXISTING GARAGE	ACCESSORY TO EXISTING SFR	APPROVED
ADU23-011	1/12/2024	17100 ADU WITHIN NSFR	NEW HOME + ADU	APPROVED
ADU23-006	2/1/2024	8790 ATTACHED ADU IN LOWER LEVEL OF NSFR	NEW HOME + ADU	APPROVED
ADU23-010	2/5/2024	42797 DETACHED ADU	ACCESSORY TO EXISTING SFR	APPROVED
ADU24-006	3/14/2024	13964 380sq ft ATTACHED ADU	NEW HOME + ADU	APPROVED
ADU24-001	5/3/2024	7909 TURN EXISTING GARAGE INTO ADU	ACCESSORY TO EXISTING SFR	APPROVED
ADU24-009	5/22/2024	14195 CONVERT BASEMENT INTO 857 SQ FT ADU & 710 SQ TO STORAGE	ACCESSORY TO EXISTING SFR	APPROVED
ADU24-002	6/3/2024	10085 DD ATTACHED 316 SQ FT ADU TO SFR	ACCESSORY TO EXISTING SFR	APPROVED
ADU23-007	6/3/2024	17634 804 SQ FT ADU ABOVE GARAGE	NEW HOME + ADU	APPROVED
ADU23-013	6/24/2024	12100 ACCESSORY DWELLING UNIT	ACCESSORY TO EXISTING SFR	APPROVED
ADU24-010	7/24/2024	22759 CONVERT DETACHED GARAGE INTO A 684 sq ft ADU	ACCESSORY TO EXISTING SFR	APPROVED
ADU24-004	8/30/2024	19270 2nd STORY ADU ABOVE NEW GARAGE	ACCESSORY TO EXISTING SFR	APPROVED
ADU24-011	10/23/2024	7500 CONVERT EXISTING BASEMENT INTO ADU	ACCESSORY TO EXISTING SFR	APPROVED
ADU23-005	11/19/2024	13798 NSFR W/ATTACHED ADU	NEW HOME + ADU	PENDING PAYMENT
ADU24-012	12/2/2024	14085 ADU-INTERIOR ADU- REPLACING EXPIRED ADU24-005	NEW HOME + ADU	APPROVED

Planner
75 Project(s) Found
PROJ15

	NEW DEVELC Data				
	ACCESSORY TO EXISTING		NEW HOME + ADU		Total Count
Years (APPROVED DATE)	Count	Average of Lot Size	Count	Average of Lot Size	Total Average of Lot Size
2017	5	12,407	2	13,468	7
2018	6	11,273	3	9,351	9
2019	4	27,195	6	9,052	10
2020	2	11,093	2	8,539	4
2021	5	15,172	8	14,326	13
2022	1	11,602	7	10,027	8
2023	4	13,986	5	11,790	9
2024	8	17,077	6	14,229	14
Grand Total	35	15,448	39	11,679	74



MAP 2: PARCELS WITHIN 1/2 & 1/4 MILE WALKING DISTANCE FROM LIGHT RAIL STATION



RESIDENTIAL PARCELS FROM LIGHT RAIL STATION:

1/4-Mile 1/2-Mile



Light Rail Station

Reachable Streets/Paths I-90

ZONING PARCELS:

Residential Non-Residential

Parks

