



**MERCER ISLAND 2044
COMPREHENSIVE PLAN**



AB 6510

2024 Comprehensive Plan Periodic Update

**Presentation of Planning
Commission Recommended Draft**

July 16, 2024

Adam Zack, Senior Planner

Community Planning and Development



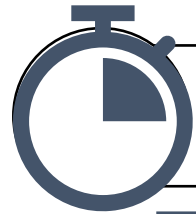
Purpose



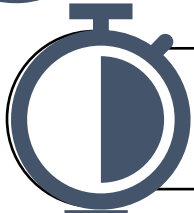
Present the Planning Commission (PC) recommended draft of the 2024 Comprehensive Plan periodic update.

Request comments on the draft from the City Council.

Agenda



Background and Project History



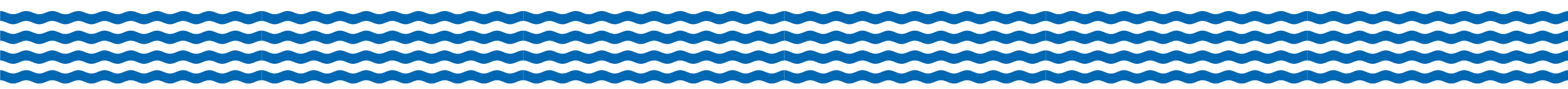
Comprehensive Plan Elements



Agency Comments

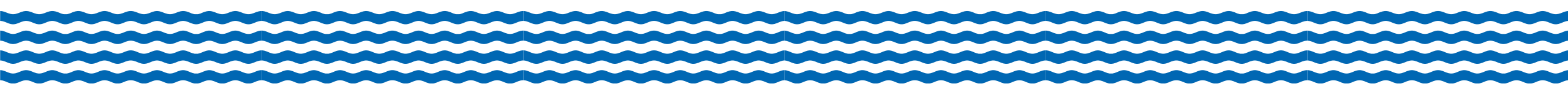


Council Proposed Amendments and Next Steps



Why Update the Comprehensive Plan?

- Adoption and periodic review of a comprehensive plan under the Growth Management Act (GMA).
- Since the last update, the WA Legislature has established several specific requirements for local comprehensive plans.
- Periodic update of the Comprehensive Plan's 20-year horizon (2024-2044).
- Address new GMA requirements, particularly for housing.
- Periodic review must be completed by December 31, 2024.



2023

Economic Development Element

- Economic development interviews

Comprehensive Plan Periodic Review

- Scope of Work
- Public Participation
- Master Schedule

Spring

Summer

Autumn

Winter

2022

Economic Development Element

- Community Workshop
- Online survey
- Work group convened

Housing

- Work group convened

Planning Commission Review

- Land Use
- Transportation

City Council / Planning Commission

- Presentations of Economic Analysis and Housing Needs Assessment

Planning Commission Review

- Land Use
- Transportation

Economic Development Element

- EDWG review of draft element

Housing

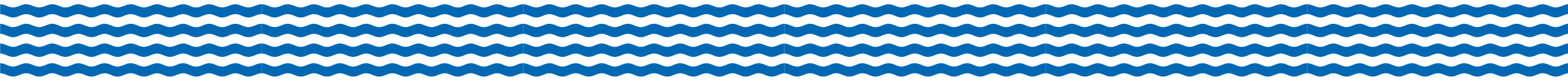
- Housing Needs Assessment presented to City Council & Planning Commission

Economic Development

- EDWG review of draft element
- Draft element refinement

Planning Commission Review

- Capital Facilities Element
- Utilities Element



2024

Economic Development Work Group

- Draft element refinement

Planning Commission Review

- Economic Development Element

Spring

Summer

Autumn

Winter

2023

City Council

- Approval of scope of work addendum for additional housing work related to House Bill 1220

Planning Commission Review

- Economic Development Element

Economic Development

- EDWG recommendation of draft element

City Council

- Briefing on Land Capacity Analysis Supplement and Racially Disparate Impacts Evaluation

Housing

- HWG review of draft Housing Element

Parks and Recreation

- Parks and Recreation Commission (PRC) begins review of open space zone

2025

Planning Commission Review

- HWG draft Housing Element
- Parks and Open Space Element
- Open Space Zone

Housing

- HWG recommends draft Housing Element

Public Participation

- May 1: Open House

PC Public Hearing and Deliberations

- May 29: Comprehensive Plan Public Hearing
- June 5 & 12: Planning Commission Recommendation to City Council

City Council

- Review and adopt the updated Comprehensive Plan
- Review implementing code amendments

Spring

Summer

Autumn

Winter

We are here

City Council Review

- Planning Commission recommended draft Comprehensive Plan update

City Council

- Adopt the implementing code amendments
- Entire Comprehensive Plan update must be adopted by December 31, 2024.

2024



Plan Elements Updates



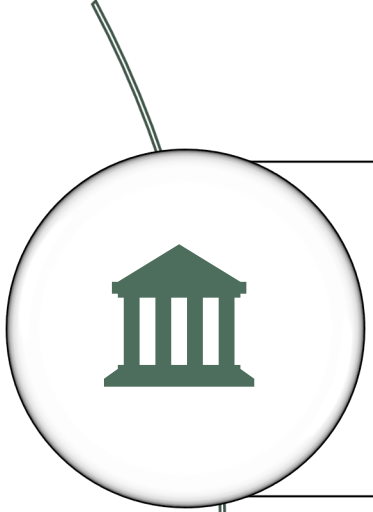
Land Use

- Remain Consistent with all other amendments
- June-November 2022



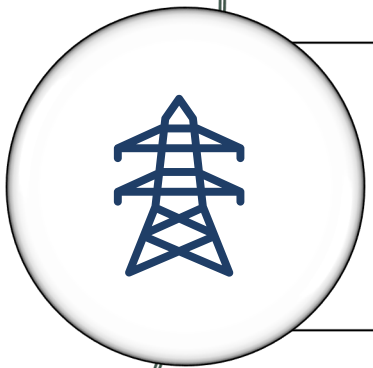
Transportation

- Ensure infrastructure can accommodate projected growth
- June-November 2022



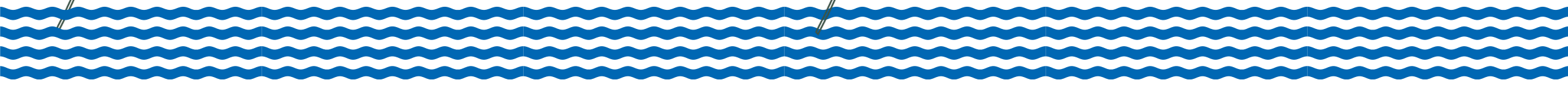
Capital Facilities

- Ensure facilities can accommodate projected growth
- December 2022-January 2023



Utilities

- Update for new growth targets
- December 2022-January 2023

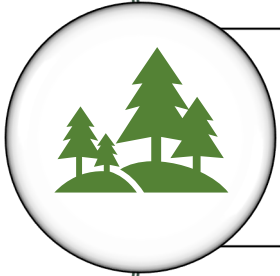


New or Rewritten Plan Elements



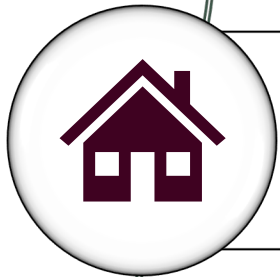
Economic Development (New)

- Economic Development Work Group Review November '22 to June 2023
- PC Review June 2023-November 2023



Parks and Open Space (New)

- PC Review March-April 2024

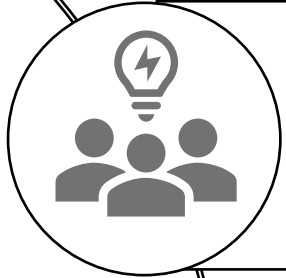


Housing (Rewritten)

- Housing Work Group and PC Review January-March 2024

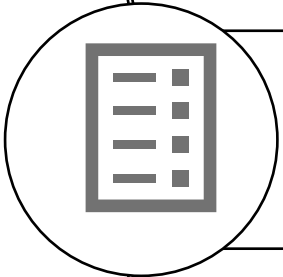


Economic Development Element



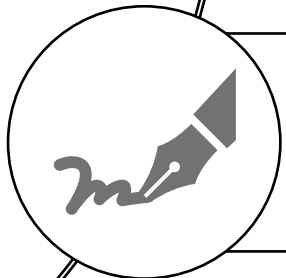
Public Input and Data Collection

- Interviews, workshop, online survey
- Economic Analysis
- May 2022 – November 2022



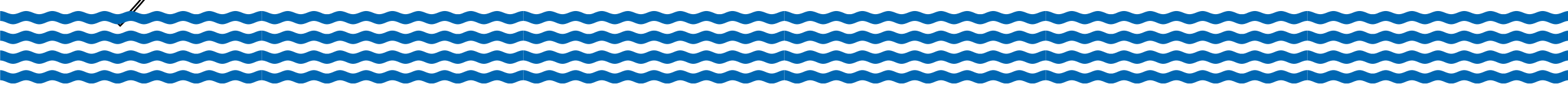
Economic Development Work Group Drafting

- Joint PC/Council subcommittee prepared initial draft
- Oct. 2022 – June 2023



Planning Commission Review

- Refined the draft Element
- June-November 2023





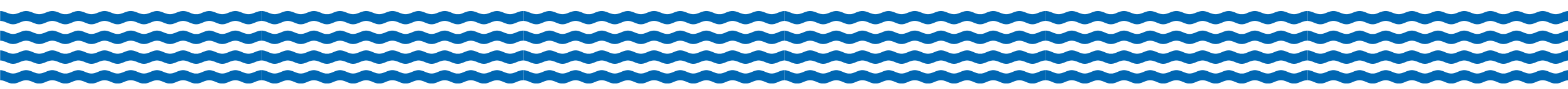
Economic Development Element

- Establishes strategies, projects, and programs to:
 - Retain existing businesses;
 - Attract new businesses;
 - Support the local workforce; and
 - Grow partnerships with other organizations to grow the local economy
- Outlines what the City will do over the next twenty years to support the economy.
- Includes policies to implement and track the element with a specific process.



Parks and Open Space Element

- New Element that adopts the Parks, Recreation, and Open Space (PROS) Plan by reference.
- Provides policy direction for the adoption of new zones:
 - Phase 1 – With Comp Plan Update: Open Space Zone
 - Phase 2 – Following Comp Plan Update: Parks Zone





Housing Element

Technical Reports



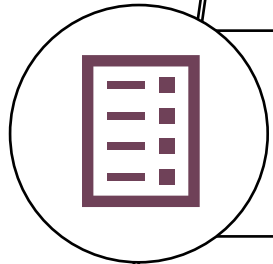
Housing Needs Assessment

• June 2022-November 2022



Land Capacity Analysis Supplement

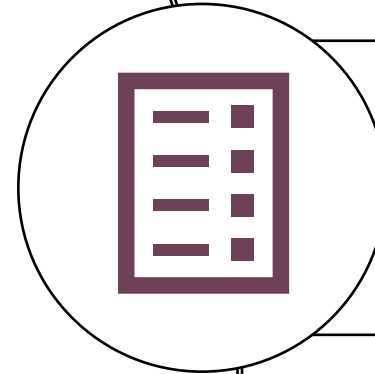
• August 2023-January 2024



Racially Disparate Impacts Evaluation

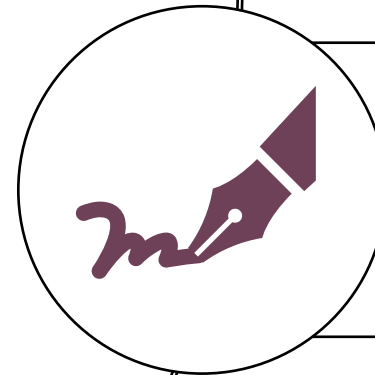
• August 2023 – January 2024

Draft Preparation



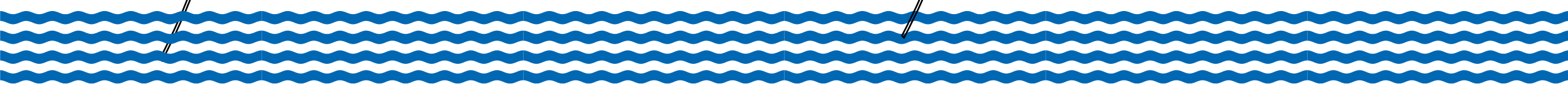
Housing Work Group (HWG)

- Joint PC/Council Subcommittee
- January-March 2024



Planning Commission Review

- Refine HWG Draft
- March 2024



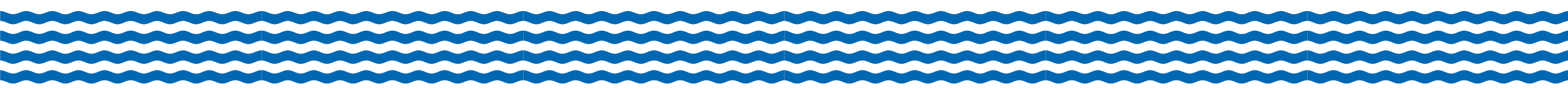


Housing Element

- Establishes strategies, projects, and programs to:
 - Address statewide requirements for affordable housing;
 - Plan for adequate capacity to meet the City's 20-year housing needs; and
 - Incorporate requirements from other statewide legislation passed in recent years.
- Primarily focused on increasing the supply of affordable housing for households earning less than the area median income.
- Includes policies to implement and track the element with a specific process.

Agency Comments

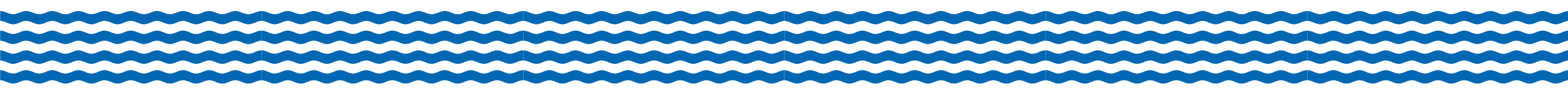
- The City has received some comments on the 2024 Comprehensive Plan periodic update from state and regional agencies.
- The City continues to wait for comments from the Washington Department of Commerce.
- All agency comments are expected by the end of July.
- Staff will compile and review all agency comments received as well as present the Council with recommendations for amendments to respond on September 3, 2024.



Council Proposed Amendments

Please send proposed amendments to Adam Zack, Senior Planner (adam.zack@mercerisland.gov) by the following dates:

- **July 29** – Introduction, Land Use Element and Housing Element
- **August 5** – Transportation Element, Utilities Element and Capital Facilities Element
- **August 12** – Economic Development Element, Parks and Recreation Element and Shoreline Master Program



Next Steps

July 17 – August 12, 2024 – City Council review and submittal of proposed amendments to the June 12, 2024 PC recommended draft.

September 3, 2024 – City Council deliberation on City Council proposed amendments as well as recommended amendments resulting from agency comments.

September 17, 2024 – (Tentative) First reading of an ordinance to adopt the 2024 Comprehensive Plan.

October 2024 – (Tentative) Second reading of an ordinance to adopt the 2024 Comprehensive Plan

Thank You

More information
on the project
website

letstalk.mercergov.org/comprehensive-plan-periodic-update

