

1 **Housing Related Land Use Policies**

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3 **GREEN – SUBSTANTIVE AMENDMENTS**

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5 **GOAL 15:** Mercer Island should remain principally a low to moderate density, single  
6 family residential community.

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8 **15.2** Residential densities in single family areas will generally continue to occur at  
9 three to five units per acre, commensurate with current zoning. However, some  
10 adjustments may be made to allow the development of innovative Provide for  
11 housing types in residential zones, such as accessory dwelling units and compact  
12 courtyard homes additional middle housing types at slightly higher densities as  
13 outlined in the Housing Element.

14  
15 **15.3** Confine low rise apartments, condos, and duplex/triplex designs to those areas  
16 already zoned to allow multi-family housing. Encourage multifamily and mixed-  
17 use housing within the existing boundaries of the Town Center, multifamily, and  
18 Commercial Office zones to accommodate moderate- to extremely low-income  
19 households.

20  
21 **15.5** Manage impacts that could result from new development in residential zones by  
22 establishing standards to:

- 23 15.5.A Regulate on- and off-street parking;
- 24 15.5.B Encourage the retention of trees and landscaped areas;
- 25 15.5.C Establish incentives and anti-displacement measures consistent with the  
26 Housing Element; and
- 27 15.5.D Control the scale and intensity of new development to be consistent with  
28 the existing built form in residential zones.

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30  
31 **GOAL 17:** ~~Commercial designations and permitted uses under current zoning will~~  
32 ~~not change with the exception of allowing residential development in mixed-~~  
33 ~~use zones. The allowed uses in commercial and mixed-use zones balance the~~  
34 ~~City’s economic development and housing needs.~~

35  
36 **BLUE – IMPLEMENTATION POLICIES**

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38 **GOAL 29:** ~~To implement land use development and capital improvement projects~~  
39 ~~consistent with the policies of the comprehensive plan. The Land Use~~  
40 ~~Element is implemented in a timely and efficient manner so that City’s goals~~  
41 ~~are realized.~~

42  
43 **29.1** ~~To focus implementation of the Comprehensive Plan on those issues of highest~~  
44 ~~priority to the City Council and community: Town Center development, storm~~  
45 ~~drainage, critical lands protection, and a diversity of housing needs including~~  
46 ~~affordable housing.~~

- 1
- 2 ~~29.2 To create opportunities for housing, multi-modal transportation, and~~
- 3 ~~development consistent with the City's share of regional needs.~~
- 4
- 5 ~~29.3 To make effective land use and capital facilities decisions by improving public~~
- 6 ~~notice and citizen involvement process.~~
- 7
- 8 ~~29.4 To continue to improve the development review process through partnership~~
- 9 ~~relationships with project proponents, early public involvement, reduction in~~
- 10 ~~processing time, and more efficient use of staff resources.~~
- 11
- 12 **29.5** ~~To continue to improve the usability of the "Development Code" by simplifying~~
- 13 ~~information and Code format; eliminating repetitious, overlapping and~~
- 14 ~~conflicting provisions; and consolidating various regulatory provisions into one~~
- 15 ~~document.~~
- 16
- 17 ~~29.6 Mercer Island has consistently accepted and planned for its fair share of regional~~
- 18 ~~growth, as determined by the GMPC and the King County CPPs. However, build~~
- 19 ~~out of the City is approaching. In the future, the City will advocate for future~~
- 20 ~~growth allocations from the GMPC which will be consistent with its community~~
- 21 ~~vision, as reflected in the Comprehensive Plan and development regulations;~~
- 22 ~~environmental constraints; infrastructure and utility limitations; and its~~
- 23 ~~remaining supply of developable land.~~
- 24
- 25 **29.2** Establish a Land Use Element implementation strategy and schedule in
- 26 conjunction with each biennial budget cycle. This implementation strategy can
- 27 be periodically updated and amended by City Council at any time thereafter and
- 28 should detail the following:
- 29
- 30 29.2.A Actions from this element to be added to department work plans for the
- 31 next biennial budget cycle;
- 32 29.2.B Any funding including grants allocated to support the completion of
- 33 these actions;
- 34 29.2.C Any staff resources allocated to support the completion of these actions;
- 35 29.2.D A schedule detailing the key actions and/or milestones for the
- 36 completion of each action; and
- 37 29.2.E A list of near-term future actions expected to be proposed to be added
- 38 to department work plans in the next three to five years.
- 39
- 40 **29.3** Prepare a biennial report tracking implementation of the Land Use Element. The
- 41 report will be provided to the City Council prior to adoption of the budget.
- 42
- 43 **29.4** Provide resources for actions to implement this element and respond to limited
- 44 resources by using strategies such as:
- 45
- 46 29.4.A Alternate funding sources;
- 47 29.4.B Public-private partnerships;

1 29.4.C Reducing project or program scope to align with current biennial budget  
2 constraints; and

3 29.4.D Amending the policies of the Land Use Element to reflect the City's  
4 capacity to implement the element.

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6 **YELLOW – SIMPLE TEXT AMENDMENTS**

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8 **15.1** Preserve the neighborhood character in ~~single family~~all residential zones.

9  
10 **15.4** ~~As a primarily single family residential community with a high percentage of~~  
11 ~~developed land, the community cannot provide for all types of land uses. Certain~~  
12 ~~activities will be considered incompatible with present uses. Incompatible uses~~  
13 ~~include~~ Discourage incompatible land uses such as landfills, correctional  
14 facilities, zoos and airports in existing zones. ~~Compatible~~ Encourage compatible  
15 ~~permitted~~ uses such as education, recreation, open spaces, government social  
16 services and religious activities ~~will be encouraged.~~

17  
18 **GOAL 16: Achieve additional residential capacity in single family residential zones**  
19 **through flexible land use techniques and land use entitlement regulations.**

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21 **16.1** Encourage the use of the existing housing stock to address changing  
22 population needs and aging in place. Accessory dwelling units and shared  
23 housing opportunities should be considered in order to provide accessible and  
24 affordable housing, relieve tax burdens, and maintain existing, stable  
25 neighborhoods.

26  
27 **16.5** Encourage infill development of middle housing on vacant or under-utilized  
28 sites ~~occur~~ outside of critical areas and ensure that the infill ~~it~~ is  
29 compatible with the surrounding neighborhoods.

30  
31 **16.6** Explore flexible residential development regulations and entitlement processes  
32 that support, and create incentives for, ~~subdivisions that incorporate public~~  
33 amenities through the use of a pilot program. ~~The use of flexible residential~~  
34 ~~development standards should be used to~~ and encourage public amenities such  
35 as wildlife habitat, accessible homes, affordable housing, and sustainable  
36 development.

37  
38 **17.3** ~~Inclusion of a range of~~ Add multifamily residential and other commercial  
39 ~~densities should be allowed when compatible~~ uses in to the Commercial Office  
40 zones. This should be accomplished through ~~rezones or~~ changes in zoning  
41 district regulations, ~~multi-family residences should be allowed in all commercial~~  
42 ~~zones where that minimize potential~~ adverse impacts to surrounding areas can  
43 be minimized. Housing should be used to create new, vibrant neighborhoods.