

PCB26-03

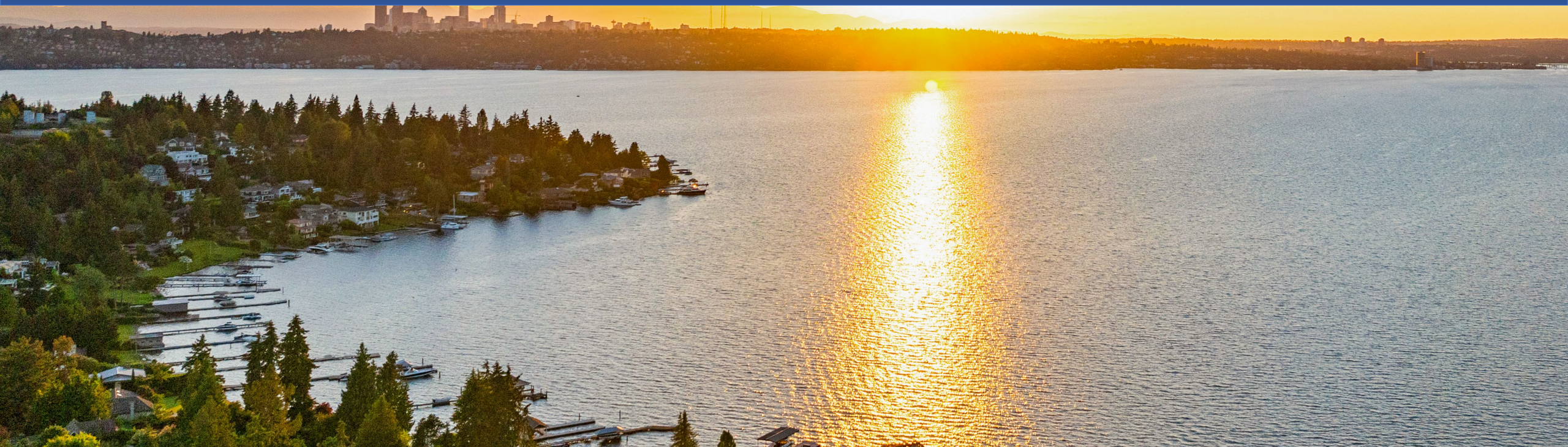
# Station Subarea Plan & Comprehensive Plan Elements

Mercer Island Planning Commission  
May 6, 2026

Community Planning and Development  
Alison Van Gorp, CPD Deputy Director  
Adam Zack, Principal Planner

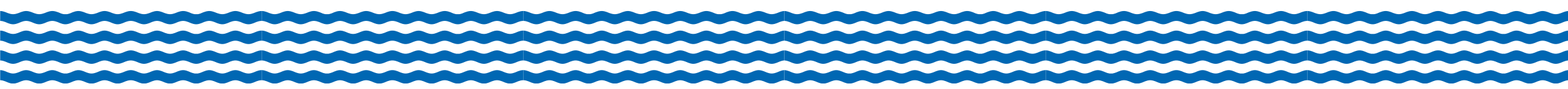


# Station Subarea Plan

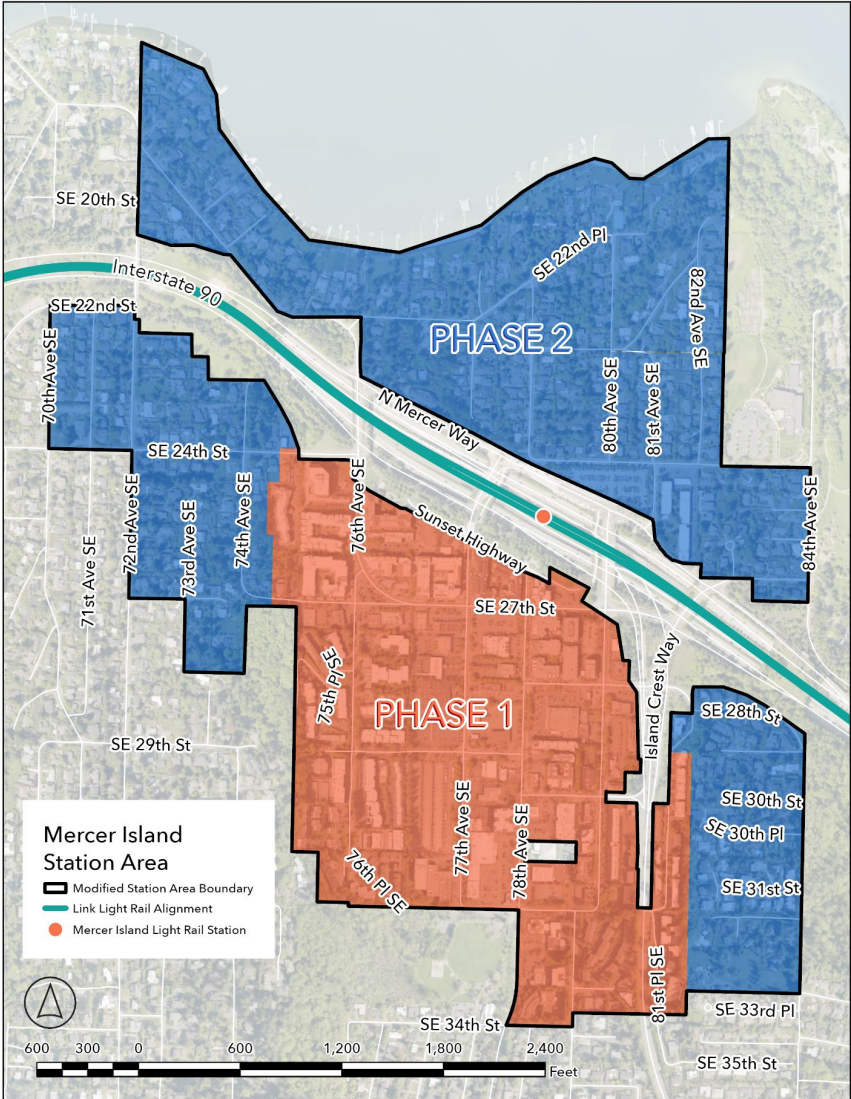
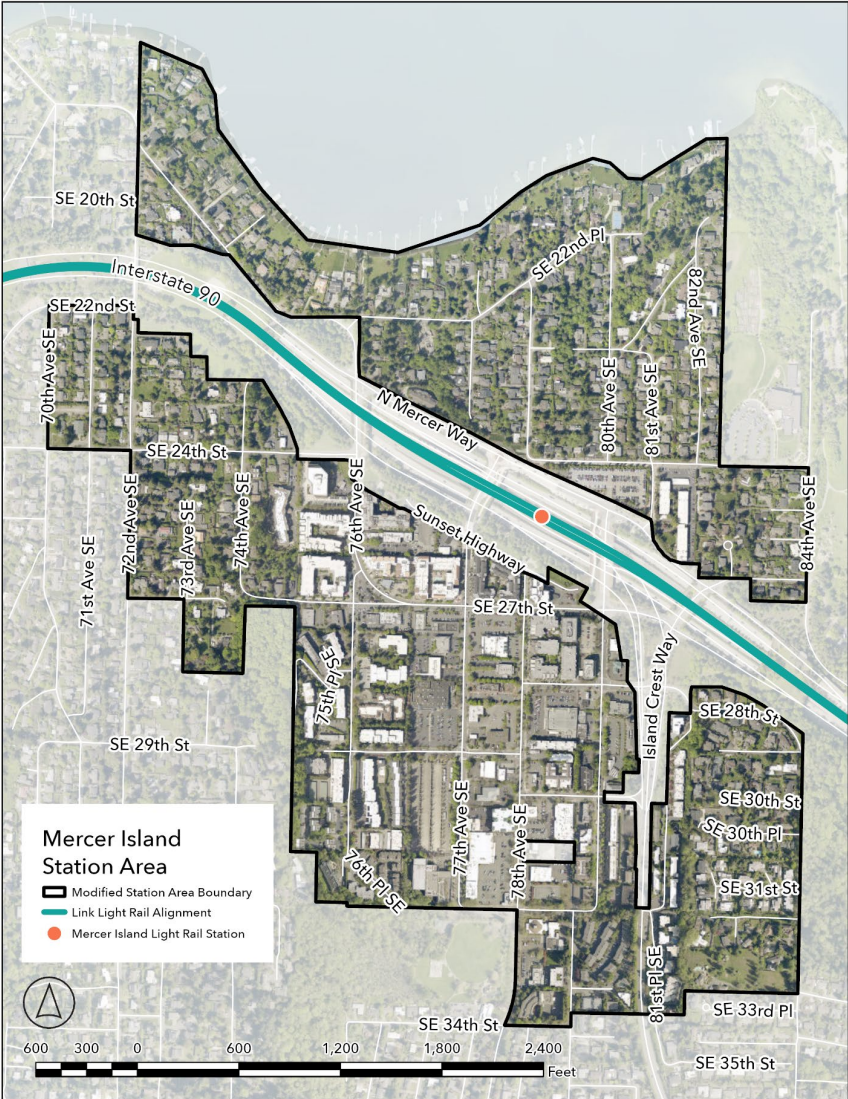


# Station Subarea Plan – New this Week

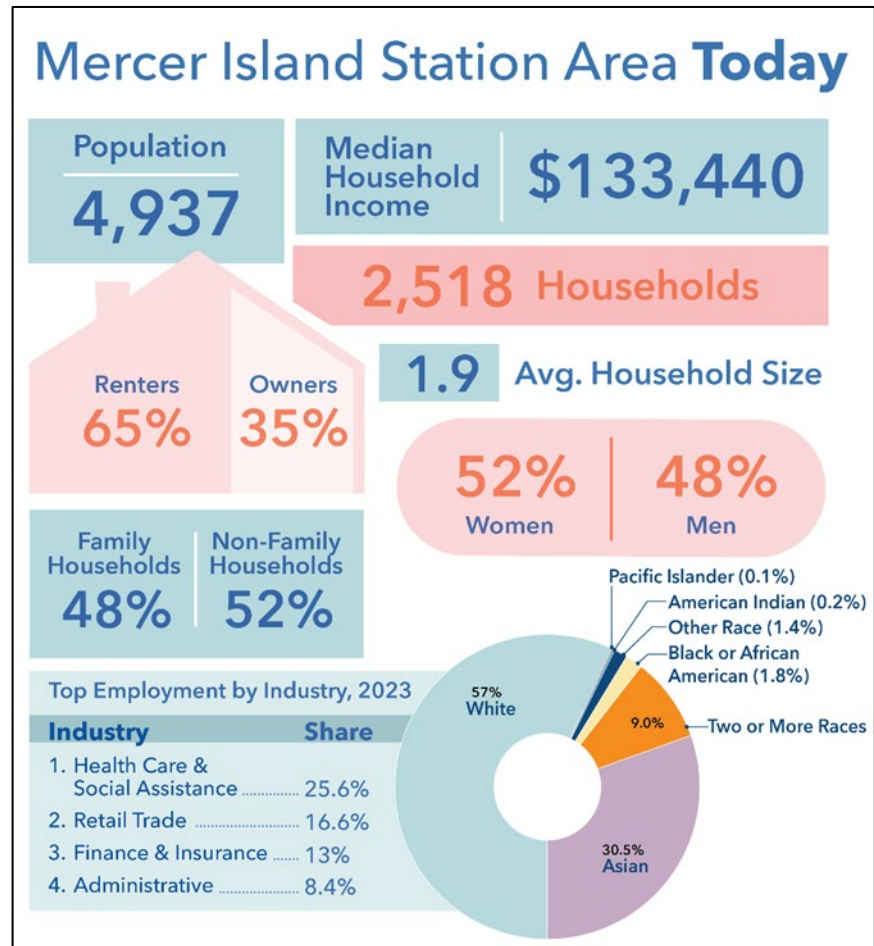
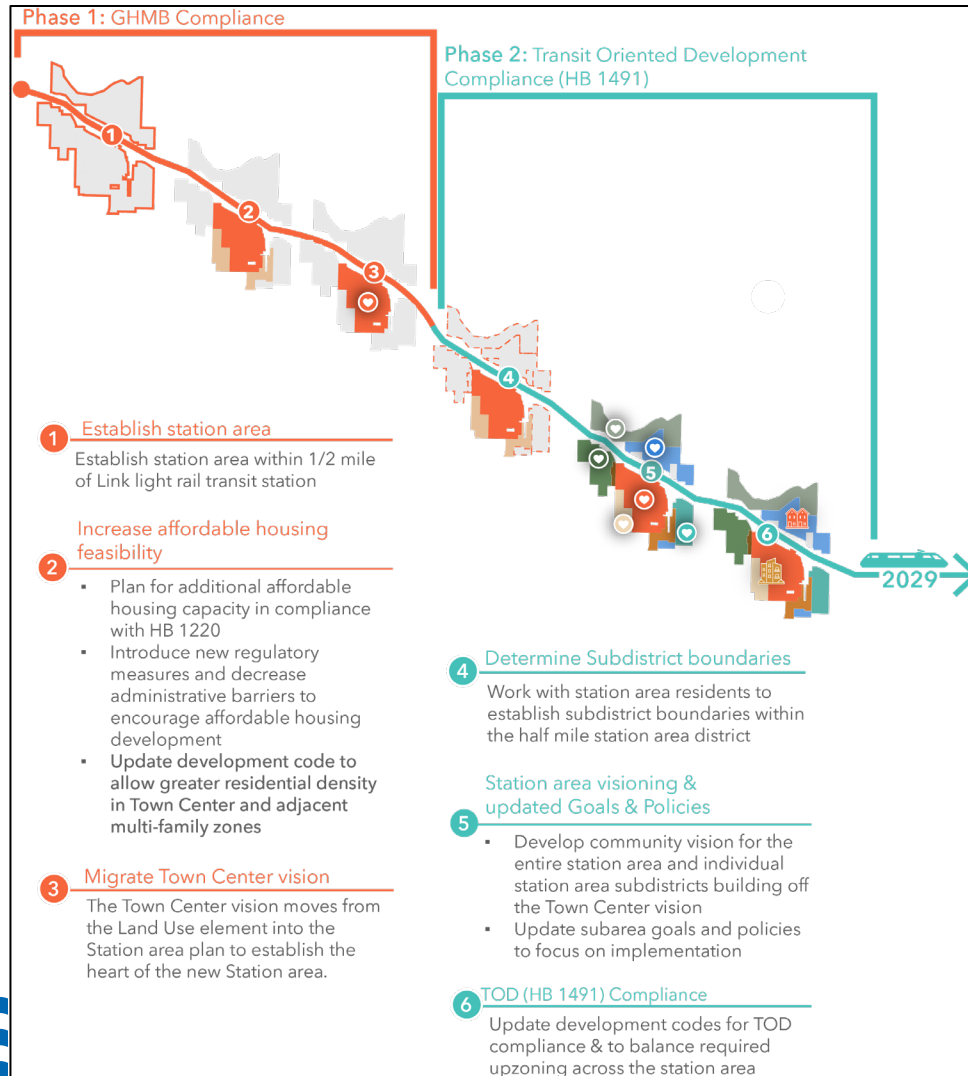
- Introductory text describing current conditions and planning context
- Subarea Plan maps
- Infographics



# Station Subarea Plan – Maps

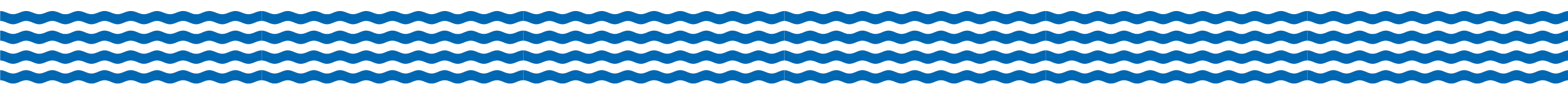


# Station Subarea Plan – Infographics



# Existing Goals and Policies

- Most existing goals and policies relocated to the subarea plan pertain to the Town Center.
- Existing goals and policies are noted with brackets and bold text i.e., **[Previously LU 6.4]** “LU” indicates the land use element and 6.4 is the policy number.
- Changes to existing goals and policies are shown in track changes.
- Town Center goals and policies have been amended to reflect the larger station area.

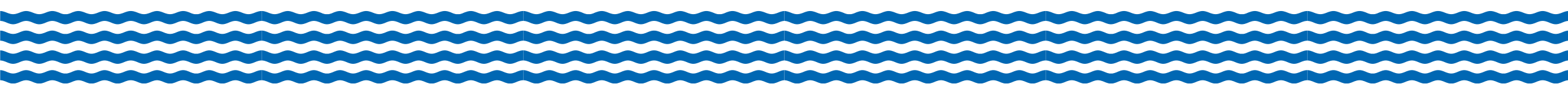


# New Goals and Policies

New goals and policies do not have notation






Most of the new policy direction in the subarea plan is focused on how the City will approach Phase 2:

- Conduct public outreach during Phase 2 (Land Use Goal 1 policies)
- Policy direction to undertake an empirical parking study during Phase 2 (Land Use Policy 4.1)
- Plan for surplus public property for potential affordable housing developments (Housing 1.1)



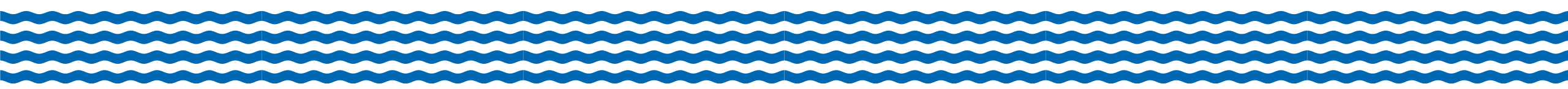
# Implementation Program

- Summary of Phase 2 Implementation Actions
  - Brings together actions from Subarea Plan policies
  - Provides a snapshot of work to come 2026-2029
- Sorted by action type

	Public Engagement
	Evaluation & Analysis
	Policy Development
	Regulatory Update
	Infrastructure Investment

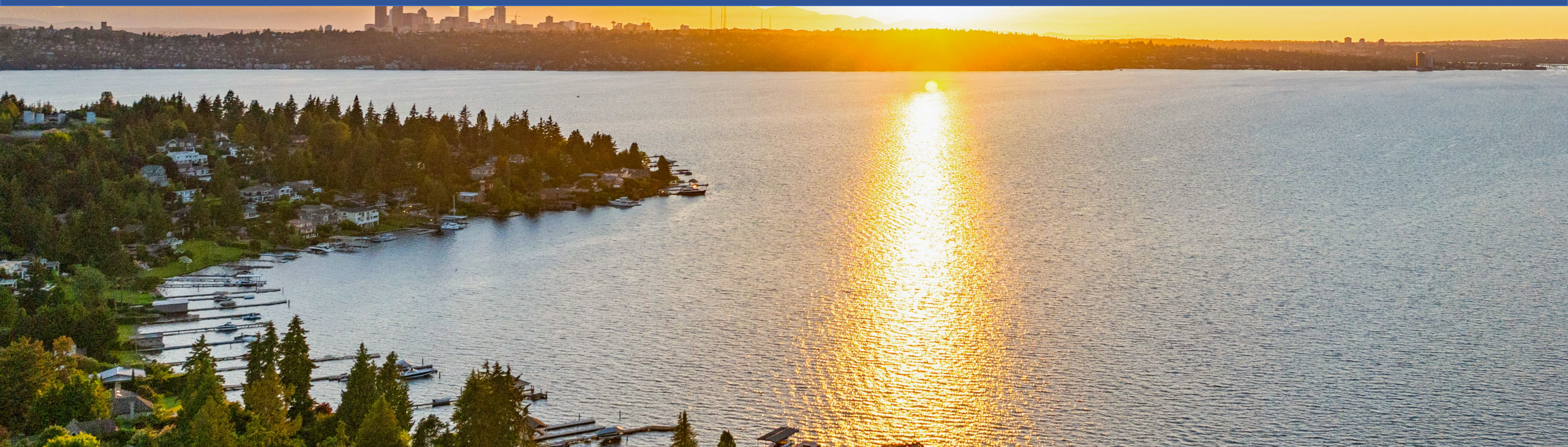
# Still to Come

- Additions related to infrastructure planning  
(Transportation, Capital Facilities and Utilities)



# Comprehensive Plan

Land Use, Housing, Economic Development Elements



# Notation

- Peach colored boxes call out major changes
- Underline/~~strikeout~~ used to show proposed amendments

*Intro text for Town Center moved to Station Area Plan: As per GMHB Order 25-3-0003, Issue #3, the City of Mercer Island must adopt a subarea plan for the area around the Link light rail transit station. As part of this effort, existing Land Use Element goals, policies, and maps regarding Town Center and transit-oriented development have been relocated to the draft Station Subarea Plan. (Multicounty Planning Policy DP-22 and RCW 36.70A.840)*

# Land Use, Housing, and Economic Development Element Goals and Policies

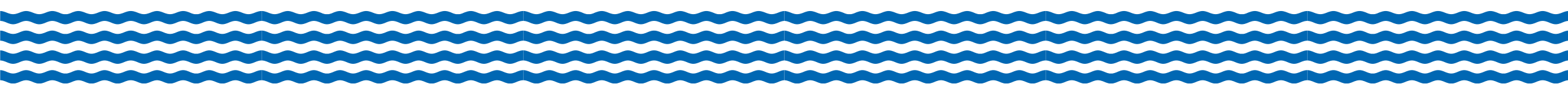
Most of the proposed amendments to the goals and policies are:

- Moving goals and policies to the Station Subarea Plan, or
- Amendments to be consistent with the new Station Subarea Plan.

In general, the amendments in these elements are not creating new policy direction.

# Major Updates

- Goals and policies pertaining to Town Center relocated to the subarea plan
- Land Use Goal 1 amended to reflect the establishment of the Station Area as a focal point for higher density housing development while the City remains principally a single-family residential community
- Land Use Element now references to the 2026 Land Capacity Analysis (full report will be included in an appendix)
- Updated Land Capacity to reflect proposed upzones (**Land Use Element Figure 4**)



# Land Use Element Figure 4

Figure 4: Residential Development Capacity, 2026

Zone Category	Assumed Densities (low/high units per acre)	Net Buildable Acres	Capacity in housing units**
Low Density	2.6/4.6	246.6*	356
Moderate Density	8.7/15.6		337
Low-Rise	22.7/26	45.3	535
Mid-Rise	4.5 FAR / 5.0 FAR	26.1	1,698
ADUs	N/A	N/A	239
	<b>N/A</b>	<b>318.1</b>	<b>3,164</b>

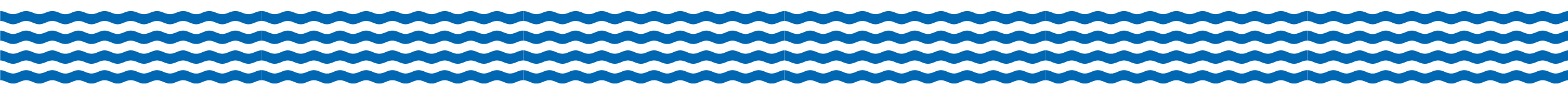
Source: City of Mercer Island, 2026; Community Attributes Inc., 2026

\*The net buildable acreage for R-8.45, R-9.6, R-12, and R-15 zones is split up to assume capacity for low density single-family homes and moderate density middle housing. See the complete 2026 Land Capacity Analysis in Appendix G for additional information.

\*\*Capacity estimates rely on a range of assumed densities depending on parcel size and underlying zoning characteristics.

# Major Updates

- Updated Housing Capacity, disaggregated by affordability level (**Housing Element, Figure 8**)
- Reference to 2026 Barriers Analysis in the Housing Element (full report to be included in an appendix)
- Updated Summary of Potential Barriers and Actions Needed (**Housing Element Figure 9**)



# Housing Element Figure 8

Figure 8: Mercer Island Housing Units Requiring New Subsidies or Incentives

Affordability Level	Zone Categories Serving These Needs	Allocated Housing Need (Units)	Total Housing Capacity (Units)	Mercer Island Capacity Surplus or Deficit (Units)	Units Requiring New Subsidies or Incentives
Extremely Low Income (0-30% AMI PSH)	Low-Rise, Mid-Rise	178	0	(178)	(178)
Extremely Low Income (0-30% AMI excl. PSH)	Low-Rise, Mid-Rise	339	7	(332)	(332)
Very Low Income (>30-50% AMI)	Low-Rise, Mid-Rise	202	390	188	0
Low Income (>50-80% AMI)	Moderate Density, Low-Rise, Mid-Rise, ADUs	473	1,698	1,225	0
Moderate Income (>80-100% AMI)	Moderate Density, Low-Rise, Mid-Rise, ADUs	0	583	583	0
High Income (>100-120% AMI)	Moderate Density, Low-Rise, Mid-Rise	0	130	130	0
Very High Income (>120% AMI)	Low Density	0	356	356	0
<b>Total</b>		<b>1,192</b>	<b>3,164</b>	<b>1,972</b>	<b>(510)</b>

Sources: City of Mercer Island, 2025; CoStar, 2025; Zillow, 2025; Redfin, 2025; Individual Property Websites, 2025; Community Attributes Inc, 2026.

# Housing Element Figure 9

Figure 9: Potential Barriers Identified in the Barriers Analysis in **Appendix X**

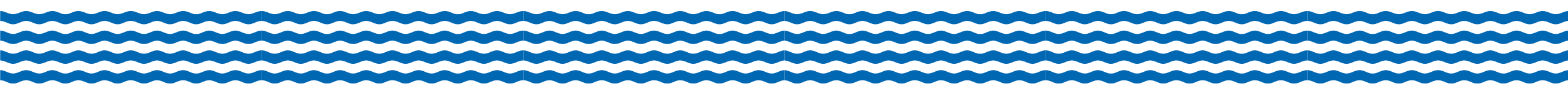
Housing Type	Potential Barrier	Action Needed <sup>1</sup>
Low- to Mid-rise Multifamily and Mixed-use	Maximum Density	Implement Phase 1 of the Station Subarea Plan
	Maximum Building Height	Implement Phase 1 of the Station Subarea Plan
	Setbacks	Implement Phase 1 of the Station Subarea Plan
	Parking Minimums	Affordable housing parking standard
	Lot Coverage	Implement Phase 1 of the Station Subarea Plan
	SEPA Review Process	Adopt ODNs policy in the Housing Element
Permanent Supportive Housing	Environmental Constraints	Implement Phase 1 of the Station Subarea Plan
	Spacing	Adopt permanent STEP Housing regulations
	CUP Requirements	Adopt permanent STEP Housing regulations
	Other Regulations, Including Operational Requirements	Adopt permanent STEP Housing regulations

Notes

1. A full description of each action needed is provided in the tables of **Appendix X** and under the Step 3 section of Barriers Analysis.

# Still to Come – By the Public Hearing

- Updated Land Use Map to align with proposed rezones
- Consistency amendments to Transportation, Utilities and Capital Facilities Elements



# Planning Commission Comments

Please provide comments on the draft Station Subarea Plan and Comprehensive Plan elements by end of the day on May 11.

Email comments to Adam Zack: [adam.zack@mercerisland.gov](mailto:adam.zack@mercerisland.gov)

Staff will compile the comments into a comment matrix that will be provided to the Planning Commission.

# Next Steps

- Next Week – Briefing on Development Code Amendments
- May 20 – Development Code Amendments continued
- May 27 – Capital Facilities, Utilities, and Transportation elements
- June 3 – Planning Commission public hearing
- June 10 – Planning Commission recommendation due
- June 16 – Planning Commission recommendation delivered to the City Council

