

TOWN CENTER MORATORIUM UPDATE AND FINDINGS OF FACT

AB 5736 | August 4, 2020



Town Center Moratorium

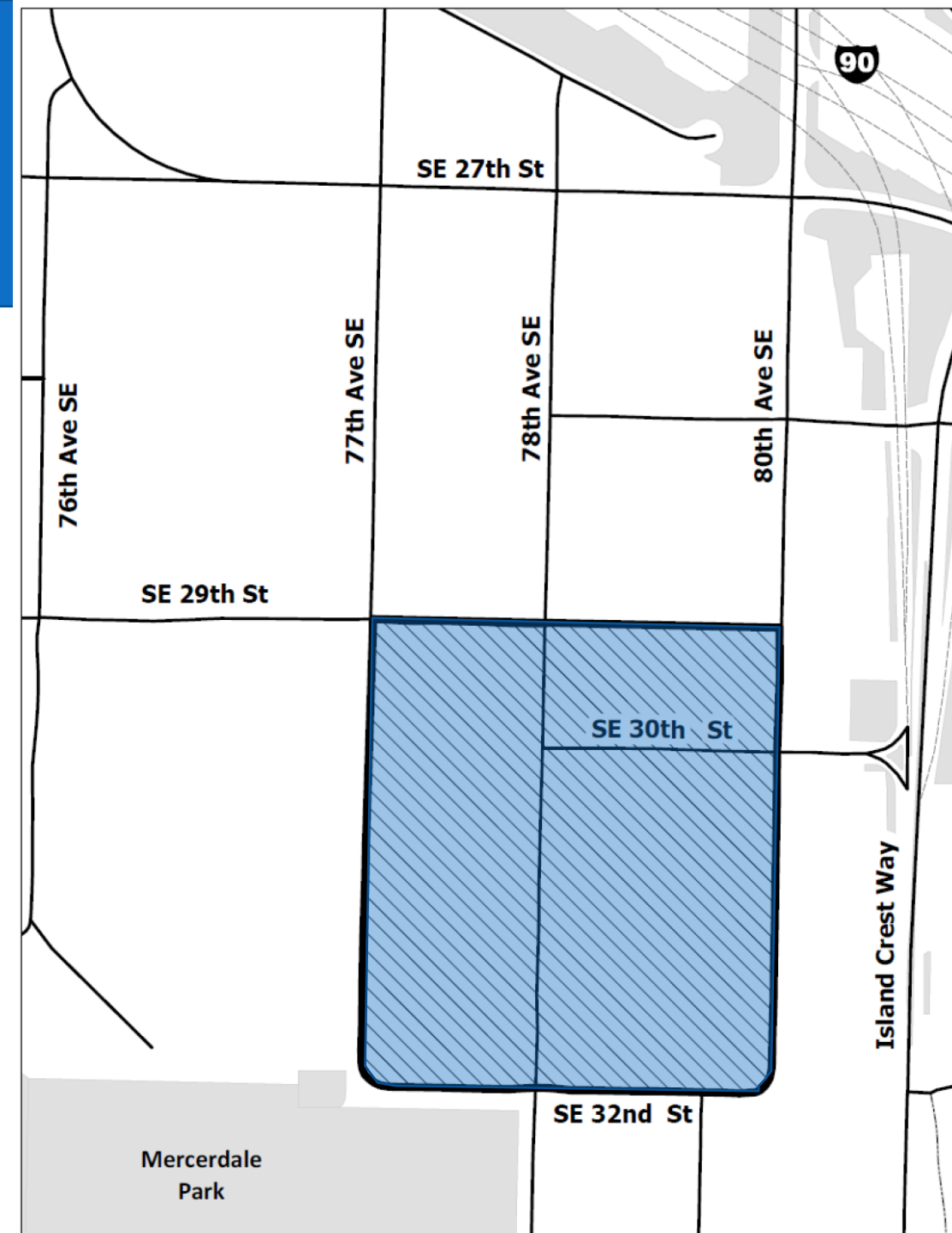
- On June 2, City Council adopted Ordinance No. 2012, placing a moratorium on major new construction in the Town Center
- On July 21, City Council held public hearing and directed staff to draft an ordinance amending the geographic extent of the moratorium
- Today, the Council can adopt Ordinance No. 20-18 to amend the moratorium and also adopt additional findings of fact



Amend Moratorium

Ordinance No. 20-18 would amend the scope of the Town Center moratorium to include the geographic area shown:

- South of SE 29th St
- East of 77th Ave SE
- West of 80th Ave SE
- North of SE 32nd St



Findings of Fact

WHEREAS, the City adopted Ordinance No. 20-12 on June 2, 2020, implementing a six-month moratorium pursuant to RCW 35A.63.220 and RCW 36.70A.390 on the submission or acceptance of applications for any building permits or any other land use approvals for Major New Construction as defined in MICC 19.16.010 for properties located south of SE 29th Street within the Town Center (TC) zone at Mercer Island; and

WHEREAS, Ordinance No. 20-12 also called for a public hearing to be scheduled before August 01, 2020 to receive public comments related to the adoption of the moratorium; and

WHEREAS, the City Council held the public hearing on July 21, 2020 and received public comments on the moratorium, consistent with the requirements set forth in RCW 35A.63.220 and RCW 36.70A.390; and

WHEREAS, protecting and expanding Mercer Island's retail sector is of utmost importance to maintaining and improving the quality of life and emergency preparedness by providing local access to goods and services that are necessary to meet the daily needs of residents; and

WHEREAS, the City Council has determined the bounds of the moratorium should be limited to the area within the Town Center (TC) zone south of SE 29th Street, east of 77th Avenue SE, and west of 80th Avenue SE; and



Next Steps

1. Consultant RFP currently in development for retail analysis
2. Staff will bring scope of work, schedule and appropriation request to Council this fall
3. Any amendments proposed to the Town Center regulations or the Comprehensive Plan will require Planning Commission review, a public hearing, and adoption by the City Council



Recommended Actions

1. Suspend Council Rules of Procedure 6.3 and 10.1 requiring second reading of an ordinance
2. Adopt Ordinance No. 20-18 amending the scope of the Town Center moratorium and adopting additional findings of fact

