

Table 1. Proposed Amendments to Scope, Master Schedule, and/or Public Participation Plan for Periodic Update to the Comprehensive Plan

Submitted By	Reference #	Comment/Question	Staff Response
<div>Councilmember Lisa Anderl</div> <div><a href="#">Link to Original Comment</a></div>	1	<div>Create a parks zone:</div> <ul style="list-style-type: none"><li>• Add a Land Use Element task to Table 2 for the creation of new goal and policies to create a parks zone in the Comprehensive Plan, and</li><li>• Create new development code regulations for a parks zone in Title 19 Mercer Island City Code (MICC).</li></ul>	<p>Creation of a parks zone will entail both changes to the Comprehensive Plan and Title 19 MICC. These two aspects can be partially split to reduce the likelihood of delaying the Comprehensive Plan update adoption while allowing enough time for the requisite process of developing a new zone. If the City Council wants to add creation of a parks zone to the scope of work, staff recommends a two staged approach to avoid delaying adoption of the Comprehensive Plan update.</p> <p><b>Stage 1 – Policy Directive:</b> Add a Goal and Policy During the Comprehensive Plan Update that establishes a policy directive to create a parks zone. The added goal and policy will give general guidance to create a new zone and reserve the drafting of specific policy language for the implementation of the Comprehensive Plan update. This will enshrine the Council direction to create a new zone in the Comprehensive Plan but leave the more in-depth policy work and drafting regulations to the implementation period following the GMA mandated update.</p> <p><b>Stage 2 – Implementation:</b> As part of implementing the Comprehensive Plan update after it is adopted, the City can undertake the process of developing a new parks zone. This will include drafting more specific policy language and new development code, both of which require additional public participation. This will allow the City to take the time and necessary procedure to draft the full suite of goals, policies, and regulations outside of the strict periodic review timeline required by State Law. Stage 2 can be added to the CPD work plan to immediately follow the Comprehensive Plan update.</p> <p>Splitting this project into two stages (policy directive and implementation) will avoid delaying the required periodic review and allow enough time for the process of creating a new zone and corresponding regulations. If this is the approach preferred by the Council, only Stage 1 would need to be added to the Scope of Work. This would be added as a new land use element-specific task in Table 2.</p> <p>Planning on developing a new parks zone as part of the implementation of the Comprehensive Plan update would require the commitment of resources in a future budget cycle. This would include staff time and possibly hiring a consultant. The Council is not required to commit resources now, but if added to the scope, this item would create a policy directive for the commitment of resources the Council would have to consider following the Comprehensive Plan update adoption.</p> <p><b>The text to be added to the Scope of Work, Table 2 could read:</b></p> <p><b>“Add a goal and policy regarding the creation of a parks zone to the Land Use Element.”</b></p>

Submitted By	Reference #	Comment/Question	Staff Response
Planning Commissioner Michael Murphy  <a href="#">Link to Original Comment</a>	2	<b>General Scoping Considerations</b>  a. General review of existing Comp Plan for relevancy to current reality and future impacts from climate change and the socio-economic regional pressures creating broad housing insecurity.  b. Make the Comp Plan a true high level governing document rather than a check box to meet State Requirements filled with general feel good statements. Make it something that is actually adhered to when considering revisions of the MICC so that those revisions have a consistency throughout City policies.	No specific amendments to the scope of work, master schedule, or public participation plan are proposed in item 2.
	3	<b>New Element: Emergency preparedness, resilience and recovery given the impacts of climate change.</b>  a. Water system b. Sewer system c. Communications: internal and external d. Wildfire suppression e. Power: interim emergency/restoration.	<p>The proposed element is not required by GMA; adding it would be a local choice. Adding a new element to the Comprehensive Plan is a substantial project that would probably delay the adoption of the update by approximately 4 to 6 months. Including the proposed new element would delay the adoption of the Comprehensive Plan update past the June 30, 2024 deadline.</p> <p>The scope of work proposes adoption of the forthcoming Climate Action Plan by reference (see Scope of Work, Table 2, Element Specific Subtask LU-7). Adding another element directed at climate change as proposed in item 3 could be unnecessary because the issues raised in the comment will likely be addressed in the Climate Action Plan.</p>
	4	<b>Critical Areas Refinement</b>  a. Review regulations for watercourses. b. Review stormwater needs in relation to regulations.	<p>Opening the critical areas regulations during the periodic review is not required by GMA; adding this to the scope would be a local choice. This would be a substantial project that would probably delay the adoption of the update by at least 6 to 10 months. Including the proposed work on critical areas regulations would delay the adoption of the Comprehensive Plan update past the June 30, 2024 deadline.</p> <p>If the Council would like to reexamine the critical areas regulations, this should be added to a future CPD work program through the annual docket process. This would allow the City Council to consider the project on its own, without being subject to the periodic review deadline.</p>
	5	<b>Town Center and (New) Economic Development Element:</b>  The Town Center Goals and Policies update for proposed code changes aimed at preserving and promoting commercial businesses should be integrated with the new economic development element. These subjects are closely related and should be addressed together, along with parking.	No action is needed. This comment can be taken into consideration during work on the Economic Development Element.

Submitted By	Reference #	Comment/Question	Staff Response
Planning Commissioner Michael Murphy (continued)	6	<p><b>Housing Element</b></p> <p>a. Establish an ability to create additional dispersed density without undermining quality of neighborhoods. While this will not create housing for homeless or low-income people, it will increase the overall inventory of housing, and likely create some more “affordable” (by MI standards) housing.</p> <p>b. Ensure MI is permanently committed to providing true support to ARCH for off island development of low income housing – taking on our fair share of the responsibility.</p> <p>c. The existing Comp Plan pays lip service to providing a range of housing options, but has no specific policies or code provisions that promote housing that would actually help accommodate older and/or disabled citizens. I recommend that the City more clearly articulate that it is the City’s policy to make it easier to develop and build housing that would accommodate older and/or disabled citizens, and that the City evaluate its Code to identify roadblocks to such development and create options that remove those road blocks. For example, lot coverage/impervious surface limits on smaller lots make it harder to design and construct 1 story homes suitable for disabled or persons over 65 who seek to age in place.</p>	No action is needed. This comment can be taken into consideration during work on the housing goals and policies.
	7	<p><b>Transportation Element</b></p> <p>Consider inverting the priorities so that the more vulnerable are prioritized over convenience for automobiles.</p> <p>a. Promote significant improvements for active transportation: bicycle infrastructure, sidewalks, and other pedestrian amenities.</p> <p>b. Consider reducing speed limits on the Mercers by 5mph to make inevitable collisions between automobiles and pedestrians or bikes less deadly.</p>	<p>A Transportation Element specific subtask to add a policy promoting significant improvement for active transportation can be inserted into the Scope of Work, Table 2. This would not substantially alter the duration of the project or affect the adoption target. This policy could be added under <a href="#">Transportation Element Goal 4</a>.</p> <p><b>The text to be added to the Scope of Work, Table 2 could read:</b></p> <p><b>“Add a policy of promoting significant improvements for active transportation to the Transportation Element under Goal 4.”</b></p> <p>The element-specific task above would address item 7 item a.</p> <p>The process of setting speed limits is independent from the Comprehensive Plan periodic review process. The Council can consider amending the speed limits on roads through the regular speed limit setting process rather than through the Comprehensive Plan update.</p>

Submitted By	Reference #	Comment/Question	Staff Response
Planning Commissioner Carolyn Boatsman  <a href="#">Link to Original Comment</a>	8	Update the Introduction to the Plan and the Introductions to the Land Use, Housing, and Transportation Elements.	<p>No further action is required, the periodic review will include updates to the introduction text for the elements.</p> <p>The Comprehensive Plan Introduction and introductory text in the elements describe the issues that the Comprehensive Plan and Elements seek to address. Staff expects to make minor ‘housekeeping’ edits to the element introductions during the Comprehensive Plan update. Adding this to the scope of work is not likely affect the expected adoption date of the project.</p>
	9	A discussion of plans adopted by reference should be included in the Comp Plan Introduction, clarifying the above topics [see <a href="#">full comment</a> ], as well as appropriate explanation regarding individual plans adopted by reference at relevant points in the Elements. Explain the purpose of the adopted plan, the relationship of the Comp Plan to plans adopted by reference, noting the relative authority of each, the lead commission or board on updates, and the frequency of update. This is currently needed, at least, for the Bike/Ped Plan and the Comprehensive Arts and Culture Plan (in Land Use Goals 23 and 24).	<p>No further action is needed. If the relationship between the Comprehensive Plan and plans adopted by reference needs further clarification, that clarification can be made in the plan document. For example, if the relationship between the Climate Action Plan and the Comprehensive Plan is unclear, the Climate Action Plan should clarify how that plan relates to the overall Comprehensive Plan.</p> <p>The Comprehensive Plan can include policies that establish a review timeline for plans adopted by reference. An element-specific task for establishing a review timeline for the Bike and Pedestrian Plan is already included in the scope (see Table 2, subtask T-6). A similar task could be added for the Comprehensive Arts and Culture Plan if the Council would like to establish a regular timeline for review and update of that plan. Establishing a regular timeline for review and update of the Arts and Culture Plan may not be necessary because this plan describes general strategies for supporting the arts rather than specific project-level actions like those described in the Bike and Pedestrian Plan. Because the Arts and Culture Plan establishes a general approach to supporting the arts in the City, it is less likely to regularly become out of date. Setting an update schedule in the Comprehensive Plan establishes a requirement that the City review a plan in a given timeframe, regardless of whether it is out of date. Because the Arts and Culture Plan is less likely to become out of date on a regular schedule, the Council might want to reserve the option to take on updating this plan as needed rather than on a set schedule.</p>
	10	Add appropriate headings to the Land Use Policies, Natural Environment (Goal 18) and Parks and Open Space Policies (Goals 19 and 20) in the Land Use Element. Reconcile Goal 20 with PROS.	<p>Goal and Policy section headings can be revised during the periodic review without affecting the overall project timeline. This is a minor addition to the scope.</p> <p><b>The following element-specific task can be added to the Scope of Work, Table 2 for the Land Use Element:</b></p> <p><b>“Revise Goal and Policy section headings as needed to account for changes since the last Comprehensive Plan update.”</b></p>
	11	Change the heading for Goals 26 through 29 in Land Use Policies from STAR to Climate Change.	<p>Adding a task as described in the response to item 10 above will address this issue.</p>
	12	Delete the last paragraph in Climate Change in the Introduction to the Land Use Element.	<p>The last paragraph in the climate change section of the Land Use Element introduction refers to the now defunct “STAR” community framework system. Striking this paragraph will not significantly expand the scope of the project.</p> <p><b>The following element-specific task can be added to the Scope of Work, Table 2 for the Land Use Element:</b></p> <p><b>“Revise references to the STAR community framework system as needed to reflect that STAR no longer exists.”</b></p>

Submitted By	Reference #	Comment/Question	Staff Response
Planning Commissioner Carolyn Boatsman (continued)	13	Delete Goal 26 in the Land Use Element.	Land Use Element Goal 26 and its associated policies refer to sustainability and the STAR community framework system. Adding a task as described in the response to Comment 12 above will address this issue without removing the other policies under Goal 26.
	14	Adopt the Climate Action Plan in reference to climate policies 1.20 through 1.23 in the Capital Facilities Element.	<p>No further action regarding this issue is needed.</p> <p>The Climate Action Plan will be adopted by reference in the Land Use Element (element-specific task LU-7). A second policy adopting this plan by reference is unnecessary. The ways the Climate Action Plan relates to the Capital Facilities Element should be considered in the draft of that plan. If the Climate Action Plan and Capital Facilities Element need to be reconciled, that should be considered before the Climate Action Plan is adopted. In this way, consistency between the Climate Action Plan and Comprehensive Plan can be ensured.</p>
	15	Add the heading “Historical Preservation” to Goal 25 in the Land Use Policies.	Adding a task as described in the response to Comment 10 above will address this issue.
	16	Evaluate Goal 30 in the Land Use Policies for relevance.	<p>No further action regarding this issue is needed.</p> <p>Goal 30 establishes a link between the Land Use Element and capital improvement projects. This goal and its associated policies are expected to be reviewed under the existing element-specific task LU-10, which states:</p> <p>“Review Land Use Goals and Policies for consistency with planning actions taken since the previous update.”</p>
	17	Update Land Use Issues in the Land Use Element, as needed.	<p>The land use issue list is in <a href="#">Section IV of the Land Use Element</a>. This section is an optional component of the Land Use Element. An issue statement details the problems the goals and policies seek to address. As it exists in the Comprehensive Plan, the issue list only highlights some of the issues and other issues on the list may not be as important now.</p> <p>Updating the issue list should consider public feedback and could be part of a larger agenda setting process in a broader Comprehensive Plan update. If this item were added to the scope, dedicated Planning Commission and City Council meetings would need to be added to the master schedule. This would give the Council and Planning Commission the opportunity to consider the contents of the list. Adding these meetings would likely extend the project timeline by 2 to 3 months.</p> <p>If the Council would like to update the issue list, the following element-specific task can be added to the Scope of Work, Table 2 for the Land Use Element:</p> <p>“Revise the land use issue list in Section IV.”</p> <p><b>No further action is recommended.</b> Updating the issue list is not required and would likely delay the adoption of the periodic review.</p>
	18	Edit shaded boxes in Introduction, Vision Statement: How the Values are Manifested.	The shaded boxes can be considered during the regular ‘housekeeping’ edits planned for the introduction. See response to Comment 8 above.

Submitted By	Reference #	Comment/Question	Staff Response
Planning Commissioner Tiffin Goodman  <a href="#">Link to Original Comment</a>	19	Update the Bike and Pedestrian [Facilities] Plan during the Comprehensive Plan update.	<p>Updating the Bike and Pedestrian Facilities Plan is a major project. Updating this plan is not required during the periodic review. Given that this plan will impact capital budget decisions and infrastructure planning, additional public outreach is needed to ensure this plan meets the needs of the community. This project would probably delay the adoption of the Comprehensive Plan update by roughly 6 to 12 months. Adding an update of the Bike and Pedestrian Facilities Plan to the periodic review would delay adoption past the GMA required deadline.</p> <p>The scope of work includes a subtask to adopt a policy that establishes a review timeline for the Bike and Pedestrian Facilities Plan, rather than update this plan during the periodic review (see Table 2, Subtask T-6). This would allow a specific scope of work and public participation plan to be developed for updating the Bike and Pedestrian Facilities Plan following the Comprehensive Plan periodic review.</p> <p><b>No further action is recommended.</b> Updating the Bike and Pedestrian Facilities Plan during the periodic review would delay adoption of the Comprehensive Plan update beyond the required deadline. The scope of work already includes adopting a policy to establish a timeline for updating this plan following the periodic review.</p> <p>If the Council would like to update the Bike and Pedestrian Facilities Plan, the following element-specific task can be added to the Scope of Work, Table 2 for the Transportation Element:</p> <p>“Revise the Bike and Pedestrian Facilities Plan during the periodic review.”</p>
	20	Delay adoption of the Scope of Work, Schedule, and Public Participation Plan until the City can undertake a broad public participation effort to get feedback on the scope of work.	<p>Delaying the adoption of the Scope of Work, Schedule, and Public Participation Plan to gather broader public feedback would push back the adoption target. This would delay adoption of the periodic review past the GMA required deadline.</p> <p>If the Council would like to delay adoption of the Scope of Work, Schedule, and Public Participation Plan to gather broader public feedback, staff would need to provide significant amendments to all three documents to reflect such a decision.</p>

Submitted By	Reference #	Comment/Question	Staff Response
Planning Commissioner Kate Akyuz* <a href="#">Link to Original Comment</a>	21	<b>Housing Needs Assessment</b>  p.5, Task 4, lines 21-23  The HNA is a document detailing the expected housing needs in the City throughout the planning period based on <a href="#">trends in housing affordability, information on demographic equity in housing opportunity, and</a> the forecasted growth, existing housing stock, and land use assumptions in the Plan.	The suggested revision does not substantively alter the Scope of Work. Rather, it clarifies the basis and intent of the Housing Needs Assessment. If the Council supports this revision, the Scope can be amended as requested.
	22	<b>Transportation Element</b>  p. 10, Attachment A, Table 2  T-6 Add policy under Transportation Element Goal 12 that establishes a <a href="#">prioritized implementation plan and</a> timeline for <a href="#">periodic</a> review <del>ing</del> <a href="#">ing</a> of the Pedestrian and Bicycle Facilities Plan.	The suggested revision does not substantively alter the Scope of Work. Rather, it clarifies the wording of this task. If the Council supports this revision, the Scope can be amended as requested.
	23	<b>Transportation Element</b>  p. 10, Attachment A, Table 2  Add: <a href="#">T-9 Add policy under Transportation Element Goal 12 to study opportunities to expand electric bicycle infrastructure near light rail and in Town Center.</a>	The scope of work includes a subtask to adopt a policy that establishes a review timeline for the Bike and Pedestrian Facilities Plan (see Table 2, Subtask T-6). The proposed policy focused on electric bike infrastructure would align well with a future update to the Bike and Pedestrian Facilities Plan. If the Council supports this revision, the Scope can be amended as requested.
	24	<b>Public Participation Plan</b>  p. 2, stakeholder bulleted list, line 42  Above "the general public", insert "homeowners" and "renters". These groups will require different outreach strategies than the general public and are critical to distinguish.	The suggested revision does not substantively alter the public participation plan. Rather, it adds specificity to the list of stakeholders that will be engaged in the Comprehensive Plan review process. If the Council supports this revision, the public participation plan text can be amended as requested.
	25	<b>Public Participation Plan</b>  p. 3, Tasks, line 19  Add: 1.4 Invite multi-family housing property managers to share meeting notices regarding the plan, particularly the housing and economic development elements of the plan.	The suggested revision does not substantively alter the public participation plan. Rather, it articulates a strategy for targeted outreach to residents of multi-family properties. If the Council supports this revision, the public participation plan text can be amended as requested.
* Note: These comments were received after the March 1 deadline			

