

AB 6559 | EXHIBIT 3

**DRAFT COMPREHENSIVE PLAN
PUBLIC COMMENT**



Alison Van Gorp

From: Laura Crawford <mukilteolaura@gmail.com>
Sent: Wednesday, October 2, 2024 8:26 PM
To: ComprehensivePlanUpdate
Subject: Concerned

Follow Up Flag: Follow up
Flag Status: Flagged

The proposal to raise the height from five stories to seven stories in certain areas and from four stories to five stories in other areas goes against the vision of Mercer Island for mainly residential single family homes and maintaining the environment. It closes out the light, makes things too crowded and dense, and takes away from single-family residential goals of the community. Sadly, it is already too crowded and dense and lacking light in the town setting area. It will increase traffic and put a strain on the infrastructure. I grew up on Mercer Island since 1972. I graduated from the high school in 1978. We don't have the infrastructure to support this move and it will have an adverse effect and the quality of life and the environment. Laura Crawford

DOCKET REQUEST FORM

The following information is required. Failure to complete this form may result in the application being incomplete. Incomplete applications will not be considered during the annual docket process.

APPLICANT INFORMATION

Name: Sarah Fletcher
Address: 2500 81st Ave SE, Mercer Island, WA 98040
Phone: 206-236-3028
Email: fletchsa1@gmail.com

AGENT/CONSULTANT/ATTORNEY

Complete this section if the primary contact is different from the applicant.

Name: _____
Address: _____
Phone: _____
Email: _____

REQUEST INFORMATION

Important: A separate Docket Request Form must be completed for each docket item requested.

Is this request related to a specific property or zone? Yes No

If yes, please complete the following information:

Property Owner Name: _____
Address: _____
County Assessor's Parcel No.: _____
Parcel Size (sq. ft.): _____

If the application is submitted by an agent/consultant/attorney, please attach a signed letter of consent from all owners of the affected property demonstrating that that the application is submitted with consent. Is this request for a Comprehensive Plan amendment or a development code amendment?

Comprehensive Plan Amendment Development code Amendment

Is this submission a **suggestion** for a Comprehensive Plan or Development Code amendment, or is this an **application** for a specific amendment? (Check one box below.)

Note: Applications are subject to [applicable permit fees](#).

Suggestion Application

DOCKET REQUEST NARRATIVE – REQUIRED FOR ALL APPLICATIONS

Please attach a separate narrative responding to all five (5) questions outlined below. Attach additional sheets, supporting maps, or graphics as necessary. Answer each question separately and reference the question number in your answer.

The application will be considered incomplete without a narrative answering all five questions.

1. Please provide a detailed description of the proposed amendment and a clear statement of what the proposed amendment is intended to accomplish.
 - a. Indicate the specific Comprehensive Plan Elements, maps, goals or policies or the specific sections of the development code you propose to amend.
 - b. If the proposal would amend existing Comprehensive Plan or development code text, please provide the proposal in underline/strikeout format with text to be added indicated by underlining and text to be deleted indicated with ~~strikeouts~~.
 - c. If a map amendment is proposed, please provide a map that clearly outlines the areas proposed to be changed.
2. How does the proposal benefit the community or the environment?
3. Explain how the request relates to the applicable decision criteria (MICC 19.15.250(D) for code amendments, and MICC 19.15.230(F) for Comprehensive Plan amendments, see below).
4. For Comprehensive plan amendments: Is the proposal consistent the Growth Management Act and King County Countywide Planning Policies?
5. For development code amendments: How does the proposal align with the goals of the City's Comprehensive Plan?

Please sign and date below acknowledging application requirements.

Signature:

Sarah Shepley

Date:

Sept 30, 2024

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Please attach a separate narrative
responding to the above questions.

Hello, re the Land Use, does the 472 acres include The Llinear Park and does it include The Greta Hackett Park which a section of it is going to become paved parking spaces? You are deeming the I-90 freeway “Llinear Park,” which it certainly is not, and you are deeming the Park and Ride part of Llinear Park, but that is actually “Public Facility.” So are you trying to tell me that the 472 acres of park and open space includes the I-90 freeway and the transit centers below and the Park and Ride, and includes airspace in the 472 acres?

If it were me, I would delete the reference to Llinear Park altogether as it looks like you are trying to make it a park, when it is not exactly “park” and it is not clear if that acreage is included in the park space.

And the area by Tully’s, that is for transportation purposes only. So, how could you make it TC-5? It needs to be reverted back to park space and not TC-5 which is what it is zoned for.

With regards to VII Land Use Designations on **page 33**, please remove Llinear Park. How can the I-90 freeway be “park space”? And there is no mention of the acreage, where the legal description can be found, where it says that the Aubrey Davis Park and The Greta Hackett Sculpture Gallery are a part of Llinear Park and why are you deeming it “PI?” None of this makes sense, so just remove any mention of Llinear Park as the “land use designation is not “also improved”, and it includes open space and green space and the park and ride and transit centers (public facilities):

Linear Park (I-90)	PI	The linear park (I-90) land use designation primarily contains the Interstate 90 right-of-way. The land use designation is also improved
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Mercer Island, Washington, Comprehensive Plan, Element 2 - Land Use -
Page 33 of 36

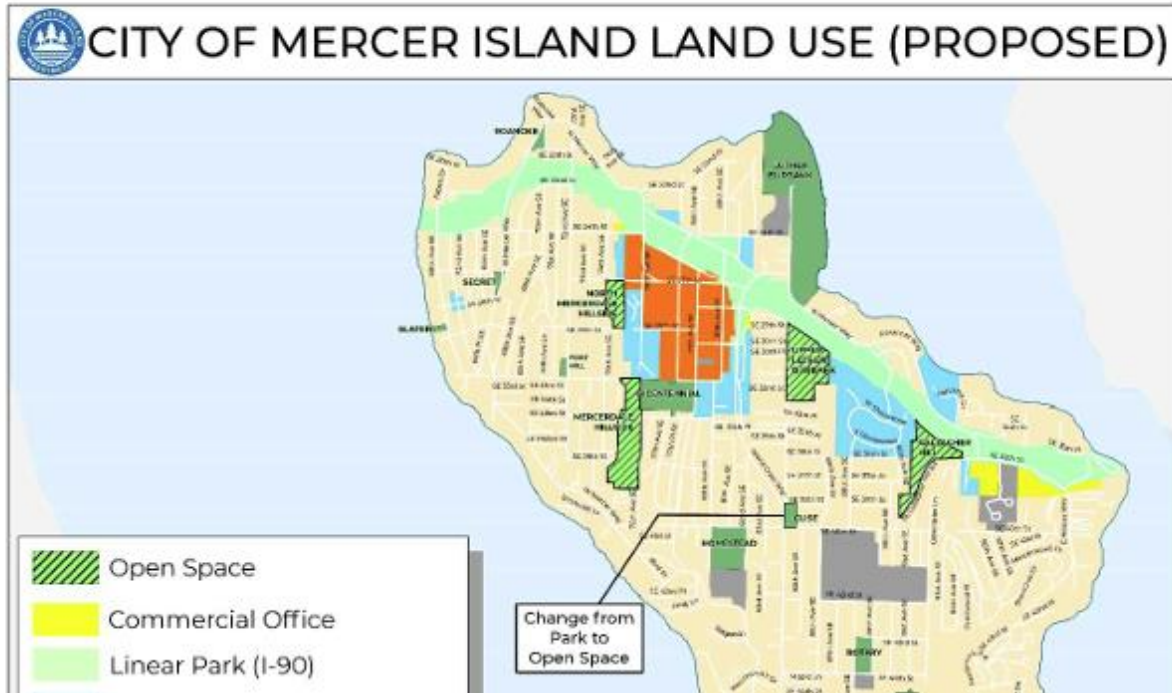
Planning Commission Recommended Draft
June 12, 2024

		with parks and recreational facilities (e.g., Aubrey Davis park, I-90 Outdoor Sculpture Gallery, etc.) adjacent to and on the lid above the Interstate 90 freeway.
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And on your map on page 35, you are showing Llinear Park but there has never been a legal description of this new park, Sound Transit never referred to it either, no-one has except whoever is responsible for this update to the Comprehensive Plan. If you look at the Capital

Facilities, every other park is mentioned, but not one mention of Linnear Park. Linnear Park needs to be removed altogether. And the open space and parks needs to be combined as I don't know how you can have one section as open space and one section as park, but the title is park, not open space, so for example, it is not called "Mercerdale Open Space", it is called "Mercerdale Park". I don't know what you are trying to do, but it is confusing.

Figure 1. Land Use Map.



And with regards to "the community strongly values environmental protection," you have got to be kidding. If you are going to make a statement, please add the definition of what environmental protections you have added exactly. Like have you added significant trees will not be able to be cut down, there are protections for them, groves will not be able to be removed, and add a grove can mean Lleylandi trees which the city arborist removed from the list of protected trees. And adding toxic herbicides to our parks, how exactly does that offer "environmental protection." You see, unless I see that you are going to specifically add these examples of protections, the words are just meaningless. You might as well just take it out entirely and not waste our time.

And "development regulations also attempt to balance views and tree conservation", you do nothing of the sort. You don't even attempt to do anything except give carte blanche to the developer.

And this is not true – “Requiring that new projects include additional public amenities for building height above the two-story minimum, please tell me exactly what did The Legacy/Chinn and The Aviara offer in regards to “public amenities.” And if you think a sign on the wall stating that this is a “public facility” is a public facility, it is not. Not to mention that the water feature, that became unusable, yet the developer managed to get a few additional stories out of that, and as for the public plaza, that is locked to people who don’t live at the apartments. How is that a public facility when it locks people out from it? You got done. So, please remove that sentence.

And between 2001 and 2007, and between 2007 and 2014, why don’t you just make it between 2001 and 2014 tell us that 870 units got added? And it is all very well stating that so much of commercial square feet was added, but the city has just lost 6,000 sq ft where Xing Hua is going and will be losing more commercial where the Baskin Robbins is going, so has that been mentioned in the Land Use?

And something is not quite right. It is all very well mentioning what the city council in June 2020 except Xing Hua did not adhere to any of these things not to mention, they did not provide on-street parking which was also supposed to be added to the regulations, so please remove this as it is meaningless:

“The City Council adopted new Town Center regulations and resolved the moratorium in 2022. The new regulations established commercial use standards for street frontage, a minimum floor area ratio for commercial uses along specific street frontages, and a standard of no net loss of commercial square footage. The principal purpose of the new development regulations is to support commercial uses in Town Center”.

In fact, it is safe to say that every single thing that the regulations were supposed to establish got broken.

Under II Existing Conditions, you omit to mention how there are a ton of exercise places, as well as pizza parlors. And with a “diffused development pattern, is not conducive to “browsing,” making movement around the town difficult for pedestrians, I have never heard of any pedestrians having “difficulties getting around,” it is more like you just don’t see the shops as they are not prominent.

And why are you using a “Snapshot” from 2015 in your table? I keep asking and no-one seems to know. How many housing units are there on Mercer Island, broken down into Town Center and the rest of the island as of 2024, not outdated year 2015? Why did no-one update the information?

And with the proposed Temple Herzl, JCC, this is not true in that they will be in the CO zones as well:

“Many of the remaining public buildings, schools, recreational facilities and places of religious worship are located in residential or public zones.”

And in the 2015 Table, it has:

Total Net Residential Density	25 units/acre (Approx. 75 units/acre on sites with residential uses)
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How many units per acre in the Town Center are allowed?

Covenant Shores is planning on adding 16 units to 237 units to make it **253 units not 237 units, that needs to be updated.**

The average allowed density in the City of Mercer Island is more than 6.2 dwelling units per acre. This figure is based on the proportional acreage of each land use designation (or zones) that allows residential development, the densities permitted under the regulations in place today for that zone, and an assumption that the average practical allowed density for the Town Center is 99.16 units per acre. Since there is no maximum density in the Town Center and density is controlled instead by height limits and other requirements, the figure of 99.16 units per acre represents the overall achieved net density of the mixed-use projects in the Town Center constructed since 2006.

And if I do a Bing search, it says that there are **10,514 housing units** on Mercer Island, but this table is showing there to be 9,615 by 2030, so doesn't it sound like we have surpassed the housing units required?:

Table 4. 2010-2030 Housing Unit and Population Forecast

Year	Overall Household Size	SFR Units	Multi-family Units	Total Increase in units per decade	Total Housing Units	Population
2010 (Census)	2.48	6,873	2,236	N/A	9,109	22,699
2020 (Forecast)	2.54	7,201	2,257	349	9,458	24,991
2030 (Forecast)	2.53	7,349	2,266	157	9,615	25,243

2010 household size data obtained from the 2010 Census. All other data is from PSRC, using their 2013 Forecast parcel-based land use model using Urban Sim.

I am sorry, but apart from these figures in the table, it has that apart from the 2010 Census figures, the rest are **models**, that **is not actual and is outdated information**, why are you putting outdated information in the Table?

And I am going off the meter rate replacement project in which it says that **7,416** smart meters have been replaced which is 70% of the total amount, if you add 30% which is **2,225**, the amount of housing units on Mercer Island is **9,641**, which is more than the forecasted amount of housing units. Perhaps, someone in the City could verify out of all those smart meters installed, were they all for housing, or were some for commercial, and how do they work out for the multifamily properties, is one meter per multifamily building which could have hundreds of apartments?

And in the [2023 Population Trends \(wa.gov\)](#) (page 31), it has that MI had 10,570 housing units in April 1, 2020, and they estimate 10,605 as of April 1, 2023.

Table 8. Housing units by structure type for cities, towns and counties: April 1, 2020, and April 1, 2023 *(continued)*

County Municipality	April 1, 2020, Structure Type				Estimated April 1, 2023, Structure Type			
	Total	1 Unit	2+ Units	MH/TR/Spec	Total	1 Unit	2+ Units	MH/TR/Spec
Grays Harbor <i>continued</i>								
Aberdeen	7,236	4,823	2,045	368	7,271	4,840	2,049	382
Cosmopolis	712	601	41	70	728	603	47	78
Elma	1,381	901	303	177	1,402	912	303	187
Hoquiam	3,908	2,866	894	148	3,930	2,865	894	171
McCleary	823	706	95	22	853	736	95	22
Montesano	1,786	1,356	344	86	1,799	1,366	346	87
Oakville	287	206	0	81	290	211	0	79
Ocean Shores	5,518	4,412	431	675	6,188	4,966	470	752
Westport	1,486	961	356	169	1,555	1,017	360	178
Island	41,922	32,603	4,565	4,754	42,678	33,153	4,681	4,844
Unincorporated	30,106	25,271	785	4,050	30,747	25,765	822	4,160
Incorporated	11,816	7,332	3,780	704	11,931	7,388	3,859	684
Coupeville	1,016	688	200	128	1,032	695	208	129
Langley	743	526	217	0	754	533	221	0
Oak Harbor	10,057	6,118	3,363	576	10,145	6,160	3,430	555
Jefferson	19,087	14,406	1,453	3,228	19,481	14,699	1,481	3,301
Unincorporated	13,395	10,109	363	2,923	13,677	10,327	369	2,981
Incorporated	5,692	4,279	1,090	305	5,804	4,372	1,112	320
Port Townsend	5,692	4,279	1,090	305	5,804	4,372	1,112	320
King	969,234	516,685	434,586	17,963	1,020,823	522,651	480,294	17,878
Unincorporated	92,938	79,169	7,960	5,809	94,329	80,046	8,506	5,777
Incorporated	876,296	437,516	426,626	12,154	926,494	442,605	471,788	12,101
Algona	1,048	824	43	181	1,061	833	47	181
Auburn (part)	28,049	15,313	10,065	2,671	28,720	15,468	10,575	2,677
Beaux Arts Village	118	118	0	0	118	118	0	0
Bellevue	64,688	32,823	31,860	5	66,315	32,929	33,381	5
Black Diamond	1,841	1,569	57	215	2,761	2,276	263	222
Bothell (part)	12,682	5,514	6,137	1,031	12,901	5,587	6,283	1,031
Burien	20,785	12,736	8,038	11	21,065	12,796	8,258	11
Carnation	814	704	64	46	854	718	90	46
Clyde Hill	1,098	1,086	12	0	1,099	1,083	16	0
Covington	7,149	6,171	904	74	7,513	6,446	993	74
Des Moines	13,222	7,789	5,225	208	13,485	7,843	5,439	203
Duvall	2,778	2,411	182	185	3,009	2,440	382	187
Enumclaw (part)	5,365	3,536	1,341	488	5,609	3,767	1,346	496
Federal Way	37,677	20,529	15,818	1,330	38,079	20,647	16,068	1,364
Hunts Point	185	185	0	0	186	186	0	0
Issaquah	17,303	8,059	9,242	2	18,000	8,222	9,776	2
Kenmore	9,589	6,598	2,704	287	9,797	6,679	2,827	291
Kent	49,157	27,352	19,923	1,882	50,362	27,760	20,737	1,865
Kirkland	40,019	22,020	17,945	54	42,956	22,337	20,567	52
Lake Forest Park	5,565	4,653	908	4	5,589	4,658	927	4
Maple Valley	9,435	8,070	814	551	9,948	8,481	916	551
Medina	1,131	1,131	0	0	1,140	1,138	2	0
Mercer Island	10,570	7,431	3,139	0	10,605	7,451	3,154	0

And there is a concern that the PSRC and Sound Transit, all their focus on is allowing more housing near where the Transit Centers are for light rail, but they were advertising coming to Lynnwood via lightrail and all what was around the Transit Center was housing and a park and ride, but there was absolutely nothing for people to do. There was no park and no shops and the nearest mall was a mile away. All it showed was apartments overlooking the light rail track and station. Is that the vision for Mercer Island – just to have a whole lot of micro-sized multifamily units in the Town Center and minimal retail and restaurants? Because that is how it is looking. They are trying to stuff as many people into a small area as possible like sardines.

If you look at the future picture for Mercer Island, it seems that we are losing more and more retail and gaining more and more residential housing units, but they are micro-sized. My Linh Thai is promoting micro-sized apartments and shared kitchens, we are not a communist city. Why would anyone want to downsize to a micro-sized apartment? Let's just say, if one were advertising Mercer Island, what would you say about our Town Center? That it is pretty dead would be accurate and that there is not enough population to support the retail sector.

I totally agree with this:

“(3) The Town Center is poorly identified. The major entrance points to the downtown are not treated in any special way that invites people into the business district.”

I don't know what you mean by this:

“(4) Ongoing protection of environmentally sensitive areas including steep slopes, ravines, watercourses, and shorelines is an integral element of the community's residential character.”

And I don't know what you mean by this in that all you need to do is get off the bus and walk to the park, are you trying to honestly say that you would want a bus to take someone from the Park and Ride to Luther Burbank Park? What on earth do you mean?

“(7) There is a lack of pedestrian and transit connections between the Town Center, the Park and Ride, and Luther Burbank Park.”

And with regards to this:

“2.2 Establish a minimum commercial square footage standard in Town Center to preserve the existing quantity of commercial space in recent developments as new development occurs.”

It was supposed to be 60% residential to 40% commercial, what happened? If you look at Xing Hua, it is about 10% retail and the rest parking and residential with token greenscape. It is one complete failure.

And I am sorry, you don't just offer a developer additional stories for public amenities and enhanced design features, that is ridiculous. If you want to allow them to add more stories, each storey has to be affordable. They could deem a walkway a “public amenity” which offers nothing as they would have had to have constructed that anyway. So, please either remove this sentence or elaborate, but you certainly don't just offer the developer these two incentives:

“3.1 Buildings taller than two stories may be permitted if appropriate public amenities and enhanced design features are provided.”

And if you take Xing Hua for instance, there is let's say an 11ft difference between 77th Ave SE and 78th Ave SE. The building height should have been let's say 36ft from the height of the lower street, not 36ft from the higher 78th Ave SE.

"3.3 Calculate building height on sloping sites by measuring height on the lowest side of the building."

And you need to add something about not being allowed to deem 4 buildings as one which again Xing Hua deemed in order to get a higher level because a section of roof was slanted which is what allowed them to get a higher building. Had it been deemed 4 separate buildings, only the section of roof on the one section of building should have been allowed to go higher, not the entire building block.

And one minute, you are talking about having taller buildings on the north end of the Northend Town Center, but then you are talking about:

"5.2 Encourage development of low-rise multi-family housing in the TCMF subareas of the Town Center."

So which is it? And where exactly is the TCMF subarea of the Town Center, in that most of it seems TCMF.

And what on earth do you mean by individuals with disabilities to "roll" and if you mean "rollerblade," I can't very well see an elderly person roller blading?

7.2 Design streets using universal design principles to allow older adults and individuals with disabilities to "stroll or roll," and cross streets safely.

And I don't know why they would want to put up canopies when you can barely see what the retail shop is and there are trees, but the city is removing most of them:

"Be pedestrian-friendly, with amenities, tree-lined streetscapes, wide sidewalks, storefronts with canopies, and cross-block connections that make it easy to walk around."

And don't you want to add "to shop":

"8.1 Provide convenient opportunities to walk throughout Town Center."

And I don't know what you mean by "off-street parking? And if there is open-air parking already there, that is what we prefer, so why would you encourage structured and underground parking, leave that well alone.

“Have ample parking, both on-street and off, and the ability to park once and walk to a variety of retail shops.

9.1 Reduce the land area devoted to parking by encouraging structured and underground parking. If open-air, parking lots should be behind buildings.”

And if you reduce the land area devoted to parking, why not not reduce the land area devoted to parking? Imagine if you replaced Metropolitan’s outdoor parking with underground parking? That would be positively awful and would impact their sales. So, how about you remove the sentence altogether?

“9.5 Develop long-range plans for the development of additional commuter parking to serve Mercer Island residents.”

Make sure you add “not at the expense of taking away dedicated parkspace or taking away park space” like you did with the commuter parking of the Greta Hackett Park which was a terrible thing that you did. That is like giving a gift and taking it back.

And you might as well remove the next two as they are a waste of time:

“GOAL 10: Prioritize Town Center transportation investments that promote multi-modal access to regional transit facilities.

GOAL 11: Promote the development of pedestrian linkages between public and private development and transit in and adjacent to the Town Center.”

And with regards to this:

“12.2 Encourage the provision of on-site public open space in private developments. ~~But~~ This can include incentives, allowing development agreements, and payment of a calculated amount of money as an ~~option~~ alternative to dedication of land. In addition, encourage aggregation of smaller open spaces between parcels to create a more substantial open space.”

I am sorry, but you will not allow payment of a calculated amount of money as an alternative to dedication of land. I don’t even know what you mean exactly. What do you mean? What does it mean to encourage the provision of an on-site public open space in private developments? The City will not be purchasing any portion should the opportunity should arise which is shown on page 21 on the map so please remove that, and remove the mention of the triangle. Unless you can give an example, this whole section and Open Space Proposed Sites should be removed in its entirety.

And I am sorry, but what on earth is “an anchor?” Please remove this whole section. It is not your business purchasing any properties. You have already spent hundreds of thousands purchasing the green grass by Tully’s, the Tully’s building, the property at Island Crest Way and 40th, and I find it quite unbelievable that whilst everyone makes money, with every single purchase, the City loses money. You can’t make it up. The City needs to stop getting involved in useless purchases of properties. I just don’t know why you get yourselves involved in purchasing real estate. I don’t care what the cause it, just stay out of it.

“12.3 Investigate potential locations and funding sources for the development (and acquisition if needed) of one or more significant public open space(s) that can function as an anchor for the Town Center’s character and redevelopment. Identified “opportunity sites” are shown in Figure TC-2 and described below. These opportunity sites should not preclude the identification of other sites, should new opportunities or circumstances arise.”

And this should be removed in its entirety:

“15.3 Encourage multifamily and mixed-use housing within the existing boundaries of the Town Center, multifamily, and Commercial Office zones to accommodate moderate- to extremely low-income households.”

Why would we want to allow poor people to live in another part of Mercer Island which is not even near any public transit? And until you know what the plan is with the JCC, Temple Herzl, Yeshiva, The Beach Club, The Shore Club, The Country Club, you will not “encourage multifamily and mixed use housing in Commercial Office zones and certainly not for extremely low income households. Please remove this in its entirety. Let me explain. Let’s say, you approve the CO zones to allow for these things, what you have just gone and allowed is for every CO zone as the ones I have described to allow for multifamily and to allow for low-income households to live in those areas. You have not even asked neighbors if that is what they want.

And you need to add “for Mercer Island citizens.” You see, the Bellevue School wants to relocate to the Herzl property. That does not benefit local residents:

15.4 Social and recreation clubs, schools, and religious institutions are predominantly located in single family residential areas of the Island. Development regulation should reflect recognize the ~~desire-need and support the ability to retain viable maintain, update, and renovate and healthy~~ social, recreational, educational, and religious organizations facilities as allowed by the land use code. Such facilities are ~~as~~ community assets which are essential for the mental, physical and spiritual health of Mercer Island. Future land use decisions should encourage the retention of these facilities.

And with 15.6, there has to be something about not being allowed to replace a recreational facility with a new building like what O'Brien did with the Old Boys and Girls Club. So, if 25% of the property was recreational facility/volleyball field, that can't be replaced with a building. Please provide language to that effect.

And please remove the last sentence "with preference given to areas near high capacity transit." Who cares less about that? What people don't realize is that you have lovely waterfront houses within ¼ mile of the Transit Centers. Are you trying to tell me that middle housing is to be encouraged on the waterfront properties by high capacity transit just because we have a transit center?

16.5 Infill Encourage development of middle housing where mandated by state law, on vacant or under-utilized sites should occur outside of critical areas and ensure that the infill it is compatible with the surrounding neighborhoods, with preference given to areas near high capacity transit.

Add a section to the end of this in which "some fire code regulations with regards to the older buildings should be grandfathered in."

"16.8 Evaluate locally adopted building and fire code regulations within existing discretion to encourage the preservation of existing homes."

And I am sorry, but you are all aware that the JCC and Herzl and The Beach Club and Yeshiva all want to have certain things, and in order to have those certain things, the zone needs to be changed to "CO Zone." So, you should not be allowing these things in a CO Zone until you know for sure what is going to happen with the JCC, Herzl property and others. You see, let's just say that the zone gets adopted, you have now allowed them to allow multifamily and other commercial uses in the zone. So, would someone like to address this CO zone?

Please remove the last sentence of this next paragraph, you will not be allowing supplemental design guidelines:

"17.1 Commercial uses and densities near the I-90/East Mercer Way exit and SE 36th Street are appropriate for that area. All activities in the COCommercial Office zone are subject to design review and supplemental design guidelines may be adopted."

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

And there needs to be something in here about not allowing toxic chemicals to be used and there is loud freeway noise and bright lighting, but you come along and say that you will reduce impact to people how exactly do you plan on ensuring we have a clean and healthy environment? It would be nice if you built a LID over the I-90 freeway, what about setting that as a goal?:

18.11 Ensure all people in Mercer Island have a clean and healthy environment, regardless of race, social, or economic status.

18.12 Reduce impacts to people and areas that have been disproportionately affected by noise, air, pollution, or other environmental impacts.

And if you remember, when it comes to CO land use, you allowed a retirement home in the one CO land use, but there is no mention of that being permitted as a “complementary land use”, and etc is etc of what exactly?:

Commercial Office	C-O B	The commercial office land use designation represents commercial areas within Mercer Island, located outside of the Town Center, where the land use will be predominantly commercial office. Complementary land uses (e.g., healthcare uses, schools, places of worship, etc.) are also generally supported within this land use designation.
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And I got these definitions from the EPA [Green Streets and Community Open Space | US EPA](#):

And the definition of “park” is a “large public green area in a town, used for recreation”

And the definition of “open space” is: “Open space is any open piece of land that is undeveloped and is accessible to the public. In your community, there could be many creative opportunities for open space preservation that could help connect the community and revitalize its economy and social connectivity. Some opportunities for community open space can include:

- Schoolyards
- Playgrounds
- Public seating areas
- Public plazas
- Vacant lots
- Green space (land that is partly or completely covered with grass, trees, shrubs, or other vegetation)
 - Parks
 - Community gardens
 - Cemeteries

They refer to “green streets” which I don’t see mentioned.

And where can I find something on retaining mature trees? Aren’t you all concerned with all the mature trees that are being cut down for development or in rights-of-way? I don’t know where that would go, but it needs to go somewhere in The Comprehensive Plan. Thanks.

Alison Van Gorp

From: Chris Goelz <chrisgoelz455@gmail.com>
Sent: Monday, October 21, 2024 2:18 PM
To: ComprehensivePlanUpdate
Subject: Re: comments

Opps. On my comment to 6.8 — It should say DERs — distributed energy resources. Sorry about that.

Chris

Sent from my iPad

> On Oct 21, 2024, at 11:06 AM, Chris Goelz <chrisgoelz455@gmail.com> wrote:

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> Hi

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> Here are some general thoughts and then some specific suggestions. My biggest comment is that I think Mercer Island needs to step up and find a way to dramatically reduce our climate footprint. For way too long, communities like ours have been using way too much of the global GHG budget. I understand that we're just a small town in a big world -- but if we could set an example for other communities, it might make a difference. I wish this were a priority in the comp plan.

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> To start with, we should try to create disincentives to the building of mega-houses. I think they hurt the neighborhood feel -- I'd prefer having a couple of new duplexes on my block than a couple of new mega-houses. And they are climate disasters -- both in the materials to build them and in their heating and cooling. Given the climate crisis, we can't afford 5000 sq ft. single family homes. The good news is that middle housing provides homeowners and builders a way to economically turn property over. We should encourage it.

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> I think everyone agrees that our trees are a vital part of Mercer Island. The community should encourage the planting and maintaining of our big trees on private property. Right now our policy is all stick and no carrot. Those of us who have trees are limited in what we can do with them -- which is probably an illegal taking. Instead we should create incentives for people to plant and maintain trees. It's only fair that we all contribute to this community asset.

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> We need to deemphasize parking. Research shows that expensive parking mandates will thwart efforts to create walkable downtown and middle housing.

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> Land Use element

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> Goal 9 -- I'd suggest something that suggests that we balance walkability with parking and not let parking mandates kill the development of a vibrant downtown.

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> 16.5 -- take out "where mandated by state law."

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> Goal 20 -- one incentive for green building could be to allow people who employ it to build slightly larger houses. But this only makes sense if we lower the baseline substantially.

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> Housing

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> Goals 1 and 2 -- As suggested above, I'd like to see more of an embrace for middle housing.

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> Transportation

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> 11.1 -- include "cost"

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> 11.2 -- this should not be as prescriptive. Neighborhood parking requirements should be reconsidered. We don't need to say here what the outcome of that process should be. Personally, I think the current mandate is too high and that there needs to be some careful thought to how to maintain neighborhood feel and walkability in the brave new world of middle housing.

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> Utilities

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> 1.1 -- I'd like to see overall utility rates structured to encourage conservation. The bills should be more dependent on water used -- even if that means that water use charges subsidize, for example, sewer costs. Basic water use should be inexpensive and it gets very expensive the more you use. With the advent of middle housing, we should be freeing up some water for new residents. Also, I'd like the bills to show water use vs the city and regional mean. Those who are using excessive water should know -- I'd certainly care.

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> 2.7 -- same

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> 6.8 -- I'd like to see us encourage any major new electricity loads to install batteries or other DREs so they can draw power off peak.

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> 7.3 -- I'd like us to encourage PSE to adopt a smarter rate structure that encourages conservation (there is a ton of literature on this) and include in billing the mean local and regional usage so heavy users will be informed that they might want to work a little harder at conservation.

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> Shoreline Master Program

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> Residential development -- This should be updated to recognize and welcome middle housing options. (See above.)

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> Economic development

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> 3.2 -- Best way to facilitate people working and living on Mercer Island is middle housing. Maybe say something specific here.

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> Goal 5 -- I don't understand why the City would do this. It seems like it's using City resources to favor a particular kind of business. And why wine? Alcohol kills tens of thousands of people in the US annually. (In the last year I had one nephew who needed a liver transplant and another who died from alcohol use.) I understand that we want to draw people to the MI CBD, but I don't think the City should be doing anything to encourage alcohol consumption.

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> Thanks for considering my comments and your service to the community.

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> Chris Goelz