

Housing Related Land Use Policies

GREEN – SUBSTANTIVE AMENDMENTS

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

15.2 Residential densities in single family areas will generally continue to occur at three to five units per acre, commensurate with current zoning. However, some adjustments may be made to allow the development of innovative Provide for housing types in residential zones, such as accessory dwelling units and compact courtyard homes additional middle housing types, at slightly higher densities as outlined in the Housing Element. [Comment Log #38]

15.3 Confine low rise apartments, condos, and duplex/triplex designs to those areas already zoned to allow multi-family housing. 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.

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

- 15.5.A Regulate on- and off-street parking;
15.5.B Encourage the retention of trees and landscaped areas and the retention and planting of trees; [Comment Log #3]
15.5.C Establish incentives and anti-displacement measures consistent with the Housing Element; and
15.5.D Control the scale and intensity of new development to be consistent with the existing built form in residential zones. Encourage new development that is compatible with surrounding neighborhoods.[Comment Log #4]

15.5(Alt.) Manage impacts that could result from new development in residential zones by establishing standards to control the scale and intensity of new development to be consistent with the existing built form in residential zones. [Comment Log #39]

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

**BLUE – IMPLEMENTATION POLICIES**

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

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

~~29.2 To create opportunities for housing, multi modal transportation, and development consistent with the City's share of regional needs.~~

~~29.3 To make effective land use and capital facilities decisions by improving public notice and citizen involvement process.~~

~~29.4 To continue to improve the development review process through partnership relationships with project proponents, early public involvement, reduction in processing time, and more efficient use of staff resources.~~

**29.5** ~~To continue to improve the usability of the "Development Code" by simplifying information and Code format; eliminating repetitious, overlapping and conflicting provisions; and consolidating various regulatory provisions into one document.~~

~~29.6 Mercer Island has consistently accepted and planned for its fair share of regional growth, as determined by the GMPC and the King County CPPs. However, build out of the City is approaching. In the future, the City will advocate for future growth allocations from the GMPC which will be consistent with its community vision, as reflected in the Comprehensive Plan and development regulations; environmental constraints; infrastructure and utility limitations; and its remaining supply of developable land.~~

**29.2** Establish a Land Use Element implementation strategy and schedule in conjunction with each biennial budget cycle. This implementation strategy can be periodically updated and amended by City Council at any time thereafter and should detail the following:

29.2.A Actions from this element to be added to department work plans for the next biennial budget cycle;

29.2.B Any funding including grants allocated to support the completion of these actions;

29.2.C Any staff resources allocated to support the completion of these actions;

29.2.D A schedule detailing the key actions and/or milestones for the completion of each action; and

1 29.2.E A list of near-term future actions expected to be proposed to be added  
2 to department work plans in the next three to five years.

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4 **29.3** Prepare a biennial report tracking implementation of the Land Use Element. The  
5 report will be provided to the City Council prior to adoption of the budget.

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7 **29.4** Provide resources for actions to implement this element and respond to limited  
8 resources by using strategies such as:

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10 29.4.A Alternate funding sources;

11 29.4.B Public-private partnerships;

12 29.4.C Reducing project or program scope to align with current biennial budget  
13 constraints; and

14 29.4.D Amending the policies of the Land Use Element to reflect the City's  
15 capacity to implement the element.

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17 **YELLOW – SIMPLE TEXT AMENDMENTS**

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19 **15.1** ~~Preserve the neighborhood character in single family all residential zones. [No~~  
20 ~~change proposed by Comment Log #29]~~

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22 **15.4** ~~As a primarily single family residential community with a high percentage of~~  
23 ~~developed land, the community cannot provide for all types of land uses. Certain~~  
24 ~~activities will be considered incompatible with present uses. Incompatible uses~~  
25 ~~include Discourage incompatible land uses such as landfills, correctional~~  
26 ~~facilities, zoos and airports in existing zones. Compatible Encourage compatible~~  
27 ~~permitted uses such as education, recreation, open spaces, government social~~  
28 ~~services and religious activities will be encouraged.~~

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30 Alt. proposed in Comment Log #30:

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32 15.4 As a primarily single family residential community with a high percentage of  
33 developed land, the community cannot provide for all types of land uses. Certain  
34 activities will be considered incompatible with present uses and will be  
35 discouraged. ~~Incompatible uses include~~ Discourage incompatible land uses such  
36 as landfills, correctional facilities, zoos and airports in existing zones. ~~Compatible~~  
37 Encourage compatible ~~permitted~~ uses such as education, recreation, open  
38 spaces, government social services and religious activities ~~will be encouraged~~.

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

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43 **16.1** Encourage the ~~Use~~ of the existing housing stock to address changing  
44 population needs and aging in place. Accessory dwelling units and shared  
45 housing opportunities should be considered in order to provide accessible and  
46 affordable housing, relieve tax burdens, and maintain existing, stable  
47 neighborhoods.

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**16.5** Encourage infill 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. [Comment Log #5, #28, and #31]

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

**17.3** ~~Inclusion of a range of~~Add multifamily residential and other commercial densities should be allowed when compatible uses in to the Commercial Office zones. This should be accomplished tThrough rezones or changes in zoning district regulations, multi-family residences should be allowed in all commercial zones where that minimize potential adverse impacts to surrounding areas, especially single-family zones can be minimized. Housing should be used to create new, vibrant neighborhoods. [Comment Log #34]

