

PCB26-06

Transportation, Utilities and Capital Facilities Elements

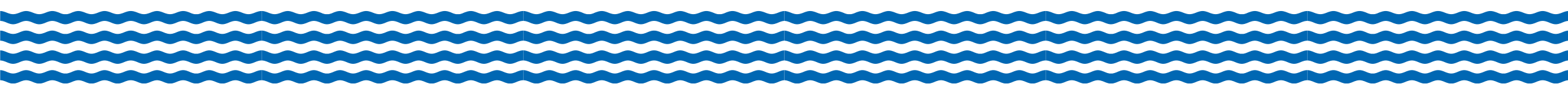
Mercer Island Planning Commission
May 27, 2026

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

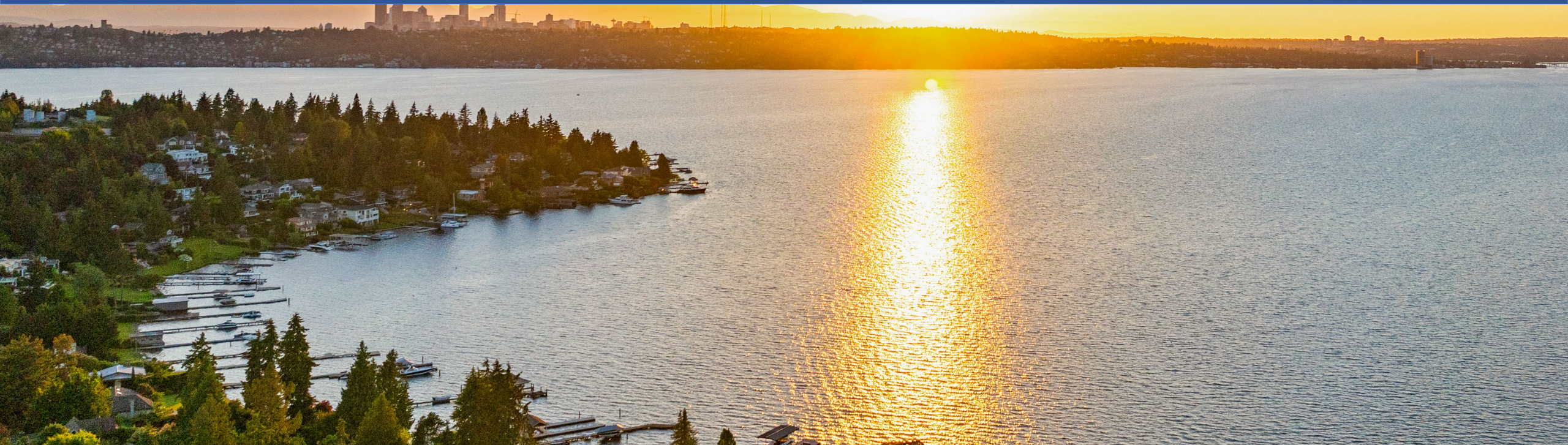


Comprehensive Plan Consistency Amendments

- Amendments to the Transportation, Utilities and Capital Facilities Elements are intended to reflect the impacts of the additional housing capacity related to the implementation of Phase 1 of the Station Subarea Plan, including rezoning of the Town Center and adjacent Multifamily zones
- The City has completed a full analysis of the impacts of Phase 1 to transportation and an initial analysis of the impacts to the water and sewer systems
- Proposed amendments are based on the findings of these analyses as well as other updates related to adoption of the Station Subarea Plan
- Additional infrastructure analysis will be needed in Phase 2



Transportation Element

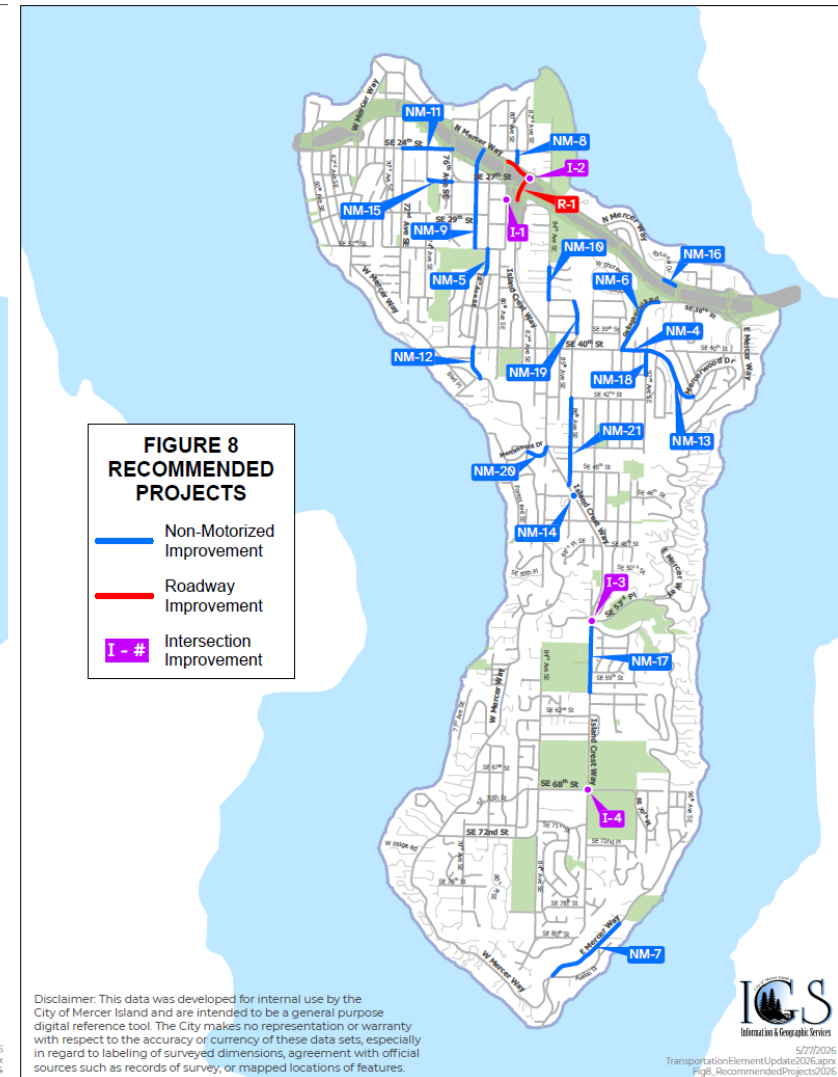
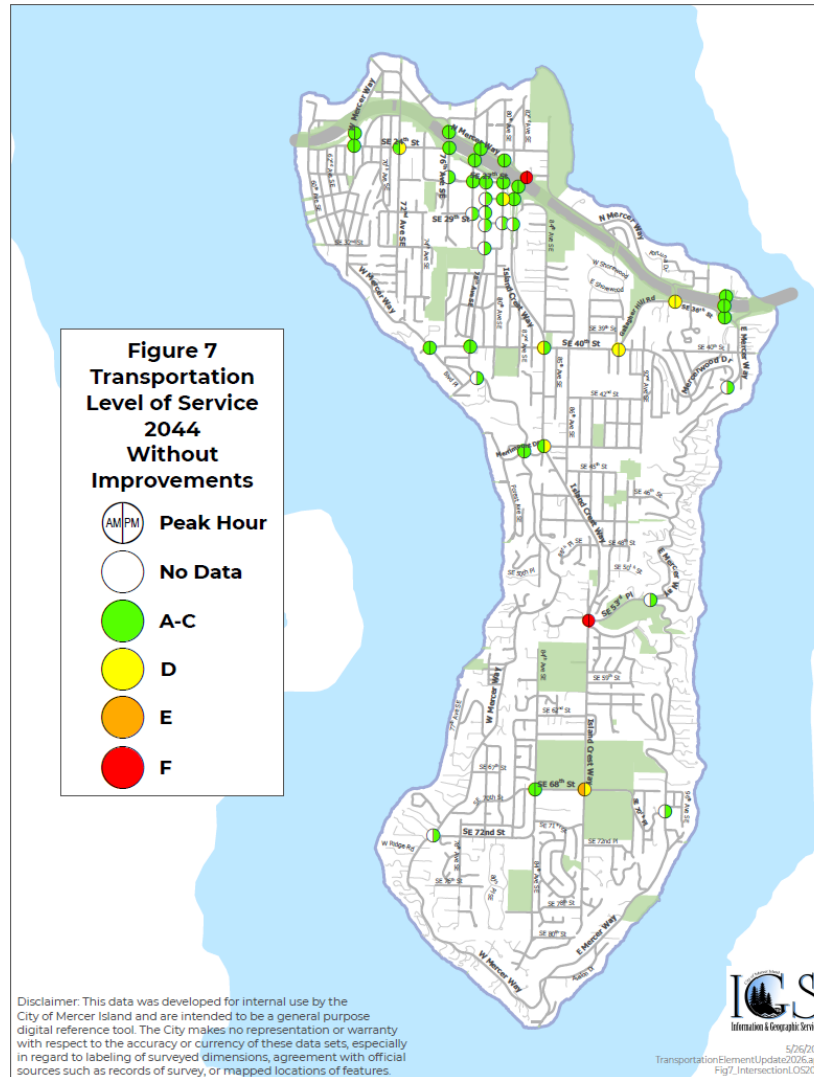


Transportation Element – Major Updates

- Incorporated new 2026 transportation counts into the Citywide existing Synchro traffic operations model
 - Traffic counts conducted in mid-April after opening of Eastlink
- Used ITE trip generation rates to project 2044 traffic volumes and calculate 2044 intersection LOS
- Revised the Recommended Transportation Project List to reflect the projects needed to meet 2044 growth forecasts and to incorporate the City's 2027-2032 TIP
 - Updated older project cost estimates to reflect inflationary increases
- Revised text to reflect opening of the light rail station and other changes that have occurred over the last 3 years

New this Week

Updated Maps: Figures 7 & 8

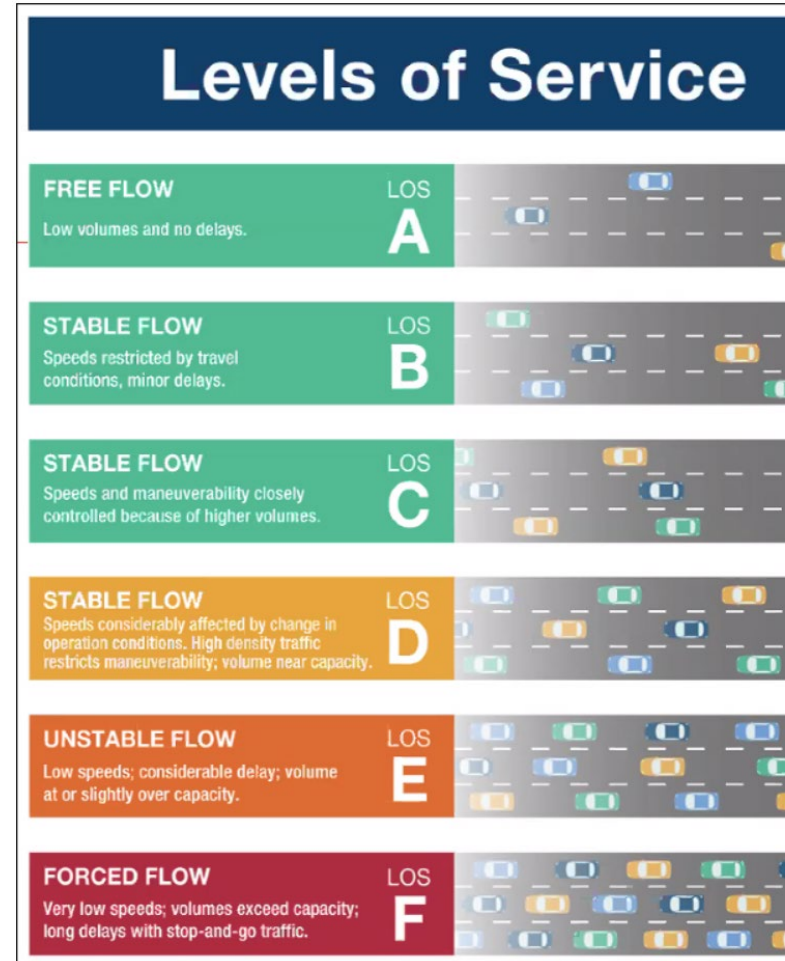


Transportation

2026 Transportation Analysis

Key Findings

- The existing traffic volumes have primarily gone down since the last count in 2018
- The increased 2044 housing units resulted in higher traffic growth from 2026-2044 compared to the previous Transportation Element update
- In combination, this resulted in similar 2044 LOS as the previous Transportation Element
- The vehicle capacity projects needed to accommodate growth did not change much



Intersection LOS

Average Control Delay
(seconds/vehicle)

10

>10 to 20

>20 to 35

>35 to 55

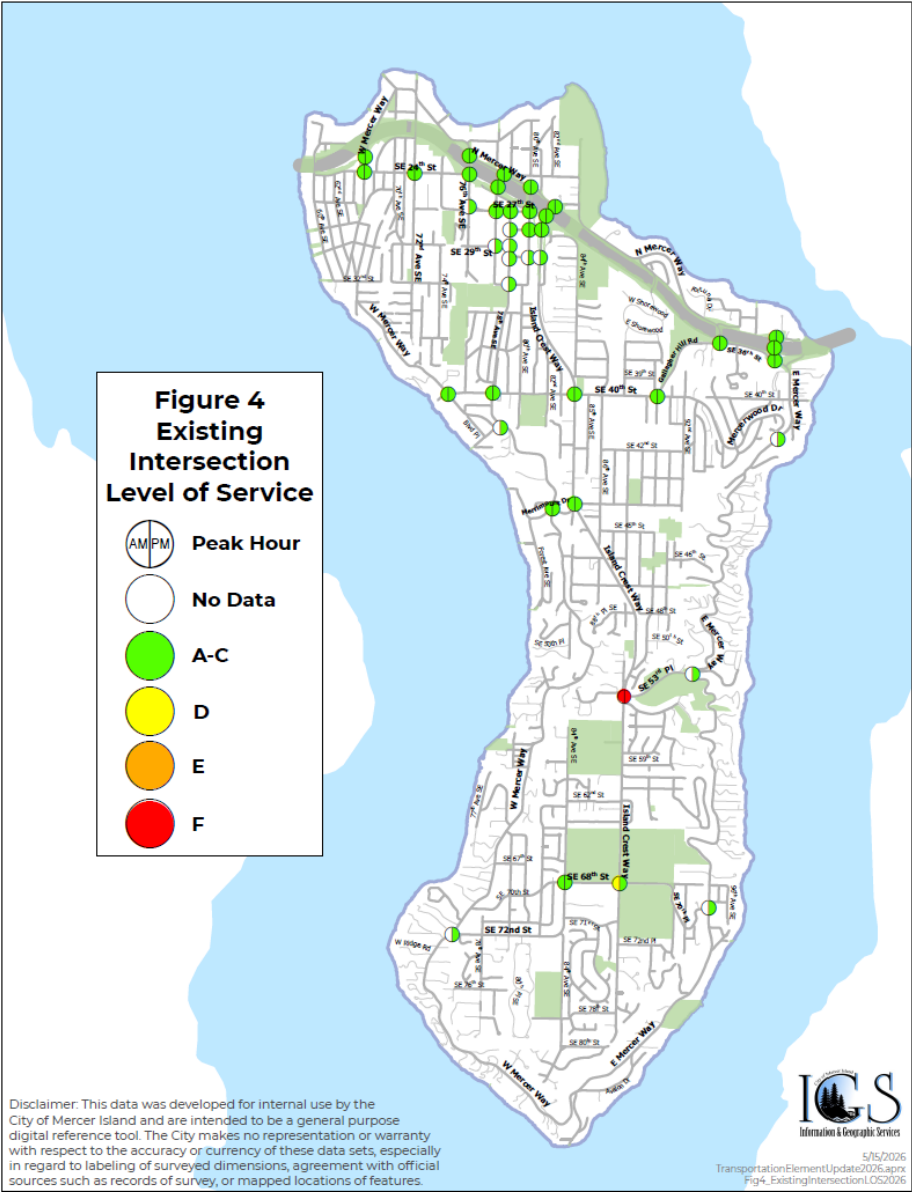
>55 to 80

>80

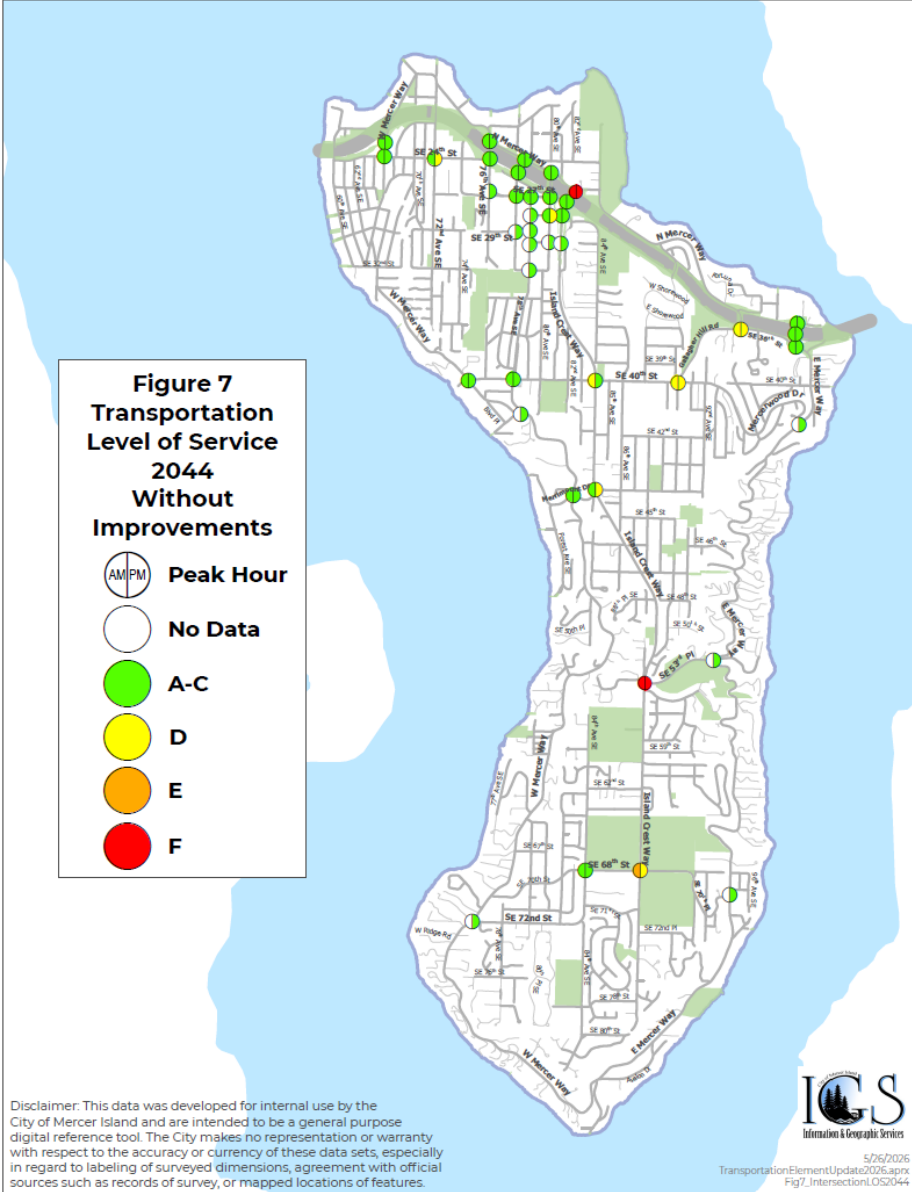
Transportation

2044 Without Improvements

2026 Existing LOS



2044 LOS Without Improvements



Transportation

Capacity Improvements

- There are 3 vehicle capacity projects needed to maintain the City's level of service standard in 2044
- A fourth project (I-3) is for the SE 53rd Pl/Island Crest Way Intersection, will warrant installation of a traffic signal
 - Already at LOS F today, but it is exempt from the City's LOS standard
- These four projects were already in the previous 2023 version of the Transportation Element.
- One vehicle capacity project in the 2024 Transportation Element was no longer needed to maintain 2044 LOS
 - Eastbound right turn lane at the North Mercer Way/80th Avenue SE intersection

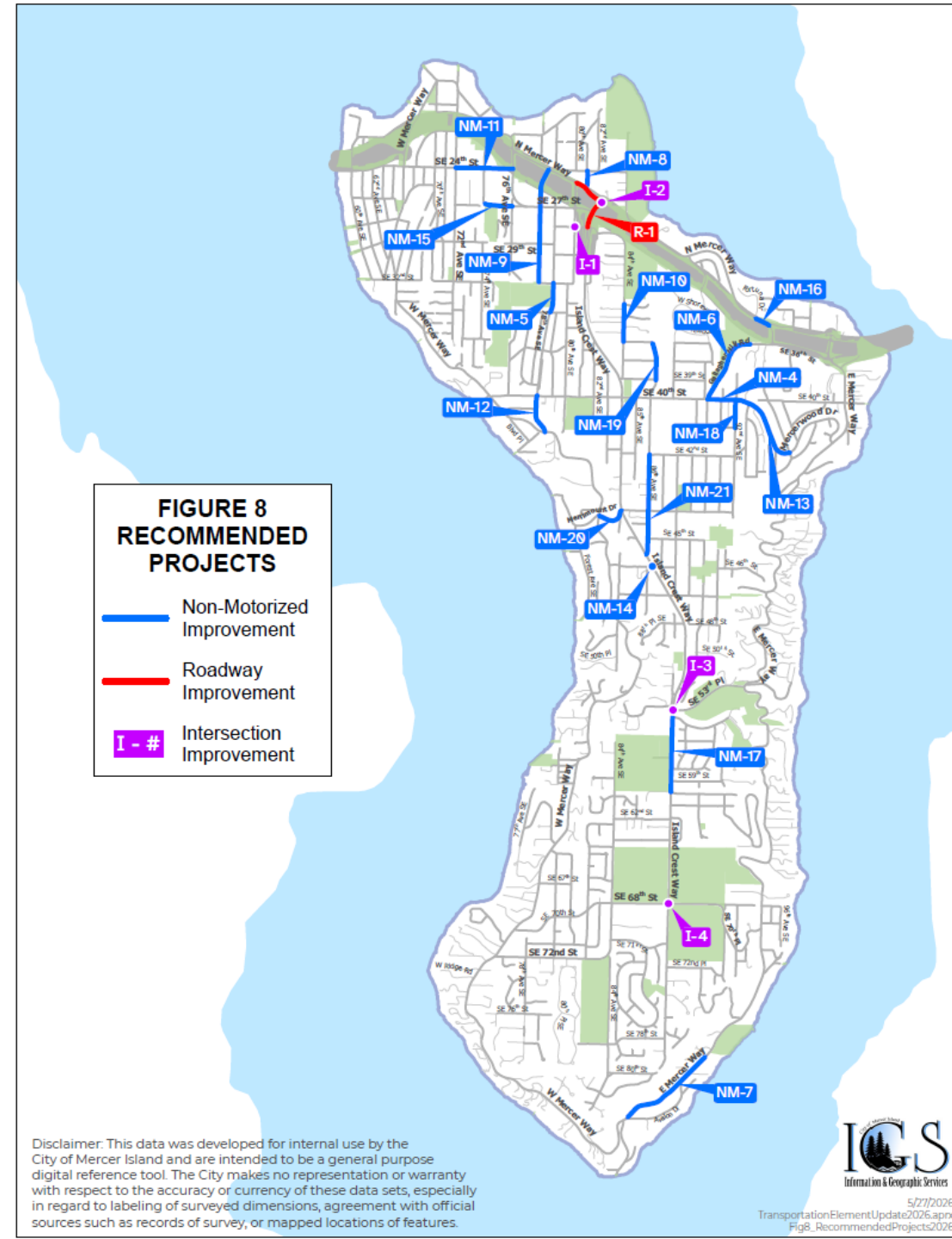
	Location	Description	Reason	Cost Estimate
I-1	SE 28th St/80th Ave SE Intersection	Install traffic signal	Fails to meet LOS standard in the future	\$1,757,000
I-2	North Mercer Way/I-90 Westbound Off-Ramp/ Island Crest Way Intersection	Add exclusive westbound left turn lane at I-90 off-ramp	Fails to meet LOS standard in the future	\$780,000
I-3	SE 53rd Pl/Island Crest Way Intersection	Install traffic signal	Fails to meet LOS standard	\$2,289,000
I-4	SE 68th St/Island Crest Way Intersection	Install traffic signal or roundabout	Fails to meet LOS standard in the future	\$2,582,000

Transportation

Recommended Projects

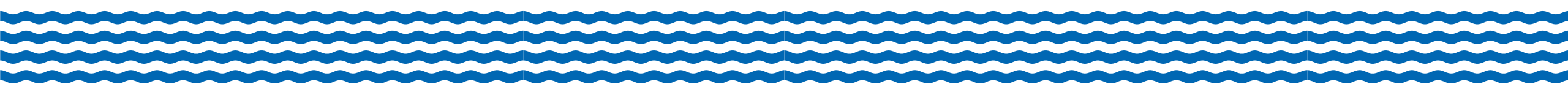
Updated to reflect newly adopted TIP, plus future transportation needs related to mobility and safety through 2044.

- 4 intersection capacity projects from prior slide (purple)
- Maintenance/management of existing streets and signals (red)
- Bike and pedestrian projects (blue)



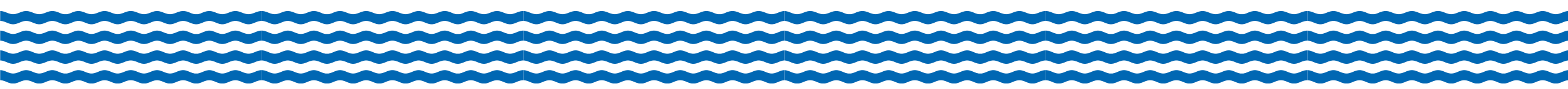
Goals and Policies

- Goals Policies pertaining to the Town Center/Station Area relocated to the Station Subarea Plan
 - Most of Goal 11 and Goal 13

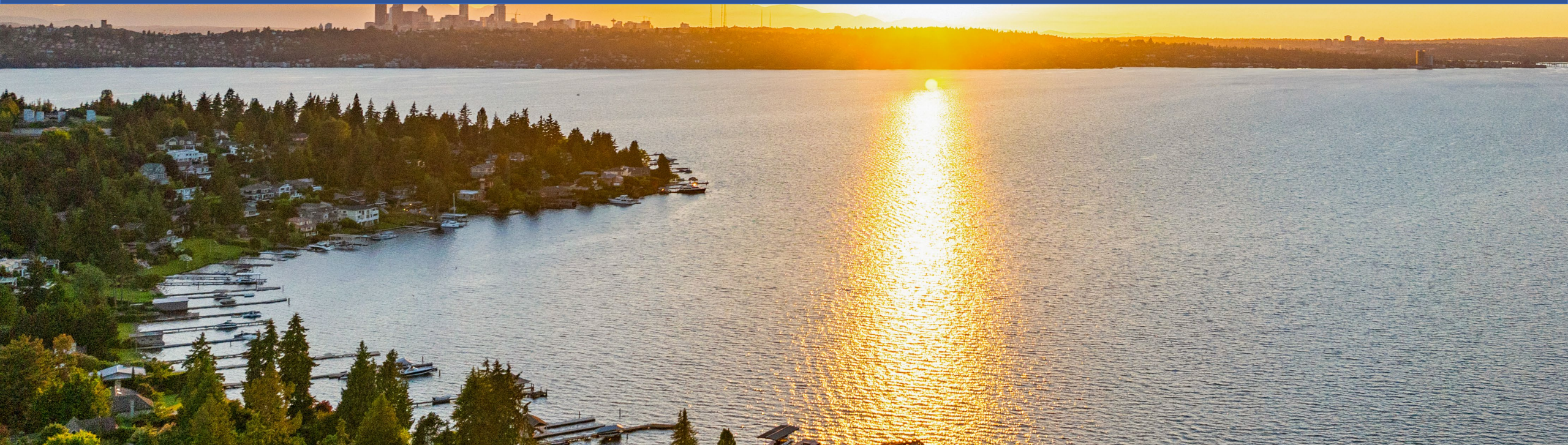


Still to Come – Before Public Hearing

- Updates to Station Subarea Plan to reflect Transportation Element amendments

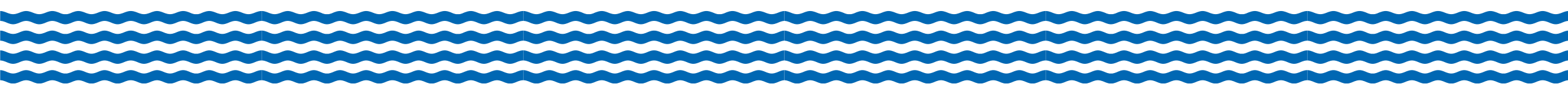


Utilities Element



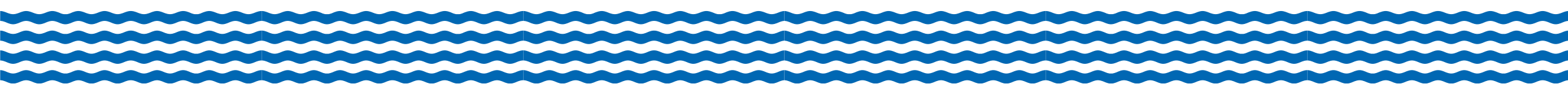
Utilities Element - Major Updates

- Water, Sewer and Stormwater sections overhauled to reflect recent capital projects and sewer and water analyses now underway
- Updates reflect planning and capital improvements required related to additional land capacity for Phase 1 Station Subarea Plan implementation

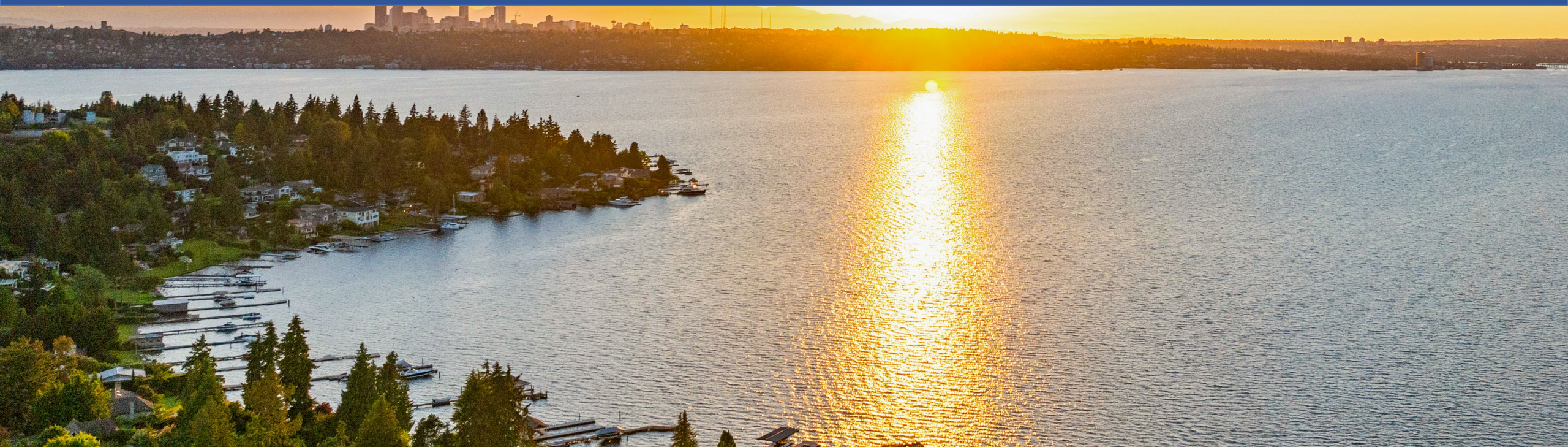


Goals and Policies

- Water: substantive amendments to 7 policies and 3 new policies
 - Amendments provide more specificity on future needs and update outdated language
 - New policies indicate need to coordinate planning and capital improvements for Phase 2 and continued priorities to maintain service levels and reinvest in maintaining the existing system.
- Sewer: no changes
- Storm Water: 2 new policies
 - Establish policy that redevelopment in Town Center and other constrained drainage basins must provide onsite stormwater management, detention and treatment.
 - Conveyance analysis will be needed to identify additional improvements in Phase 2

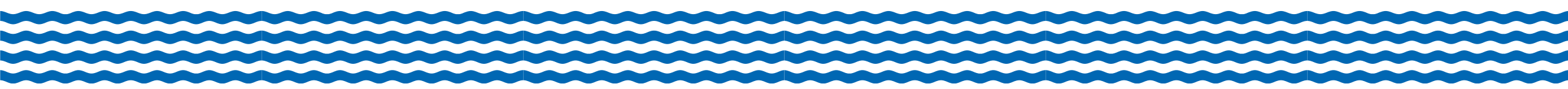


Capital Facilities Element



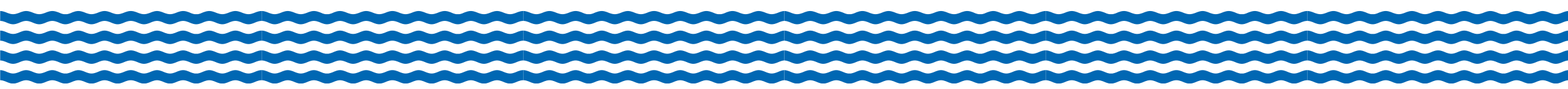
Utilities Element - Major Updates

- Text amendments to reflect Station Subarea Plan, updates to other elements
- Updates to capital needs and capital expense forecasts
 - Note: Sewer and Water system planning is still ongoing with the Water System Plan to be adopted later this year and the General Sewer Plan to be adopted in 2028. Additional capital planning updates are anticipated when these plans are adopted.



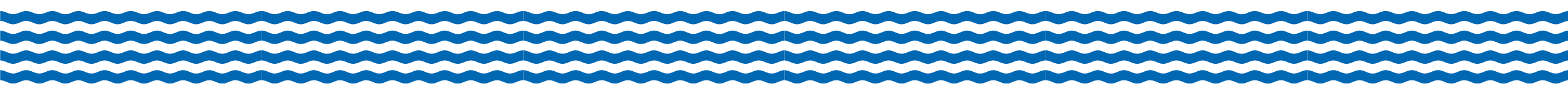
Goals and Policies

- Amended Policy 1.1 to reflect the need to address existing deficiencies and support planned growth
- New Policy 1.16 related to monitoring and planning for system improvements necessary to maintain service levels and support planned growth



Still to Come – Before Public Hearing

- Updates to Capital Improvement Program and Capital Facilities Forecast tables



Planning Commission Comments

Please provide comments on the draft Transportation, Utilities, Capital Facilities elements by end of the day on June 1.

Email comments to Adam Zack: adam.zack@mercerisland.gov

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

Next Steps

- June 3 – Planning Commission public hearing
- June 10 – Planning Commission recommendation due
- June 16 – Planning Commission recommendation delivered to the City Council

