



# CITY OF MERCER ISLAND

## CITY COUNCIL REGULAR HYBRID MEETING

Tuesday, September 17, 2024 at 5:00 PM

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### MERCER ISLAND CITY COUNCIL:

Mayor Salim Nice, Deputy Mayor David Rosenbaum,  
Councilmembers: Lisa Anderl, Jake Jacobson,  
Craig Reynolds, Wendy Weiker, and Ted Weinberg

### LOCATION & CONTACT:

MICEC – Slater Room Council Chambers and via Zoom  
8236 SE 24th Street | Mercer Island, WA 98040  
206.275.7793 | [www.mercerisland.gov](http://www.mercerisland.gov)

We strive to create an inclusive and accessible experience. Those requiring accommodation for meetings should notify the City Clerk's Office 3 days prior to the meeting at 206.275.7793 or by emailing [cityclerk@mercerisland.gov](mailto:cityclerk@mercerisland.gov).

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The hybrid meeting will be live streamed on the City Council's [YouTube Channel](#).

Individuals wishing to speak live during Appearances (public comment period) must register with the City Clerk at 206.275.7793 or [cityclerk@mercerisland.gov](mailto:cityclerk@mercerisland.gov) before 4 PM on the day of the Council meeting. Each speaker will be allowed three (3) minutes to speak. A timer will be visible to online to speakers, City Council, and meeting participants.

Written comments may be sent to the City Council at [council@mercerisland.gov](mailto:council@mercerisland.gov).

Join the meeting at 5:00 PM (Appearances will start sometime after 5:00 PM) by:

- **Telephone:** Call 253.215.8782 and enter Webinar ID 832 5342 9675 and Password 730224
- **Zoom:** Click this [link](#) (Webinar ID 832 5342 9675; Password 730224)
- **In Person:** Mercer Island Community & Event Center – Slater Room Council Chambers (8236 SE 24th Street, Mercer Island, WA 98040)

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## MEETING AGENDA - AMENDED

### CALL TO ORDER & ROLL CALL, 5:00 PM

### PLEDGE OF ALLEGIANCE

### AGENDA APPROVAL

### CITY MANAGER REPORT

### APPEARANCES

(This is the opportunity for anyone to speak to the City Council on any item, except items before the City Council requiring a public hearing, any quasi-judicial matters, or campaign-related matters)

### CONSENT AGENDA

#### **1. AB 6536: September 6, 2024 Payroll Certification**

**Recommended Action:** Approve the September 06, 2024 Payroll Certification in the amount of \$863,930.95 and authorize the Mayor to sign the certification on behalf of the entire City Council.

#### **2. Certification of Claims:**

**A. Check Register | 00220715-00220793 | 8/30/2024 | \$457,329.60**

**B. Check Register | 00220794-00220835 | 9/06/2024 | \$1,517,208.20**

**Recommended Action:** Certify that the City Council has reviewed the documentation supporting claims paid and approved all checks or warrants issued in payment of claims.

**3. City Council Regular Hybrid Meeting Minutes of September 3, 2024**

**Recommended Action:** Approve the City Council Regular Hybrid Meeting Minutes of September 3, 2024.

**4. AB 6534: Glenhome Water Main Easement Release (5602 East Mercer Way)**

**Recommended Action:** Authorize the City Manager to release a portion of easement (recording number 5183236) through a partial release of easement to be approved by the City Attorney substantially in the form of Exhibit 4.

**5. AB 6537: Peace Day on Mercer Island, Proclamation No. 346**

**Recommended Action:** Approve Proclamation No. 346 Proclamation September 21, 2024 as Peace Day on Mercer Island.

**6. AB 6538: Bond Ordinance Authorizing the Issuance of One or More Series of Limited Tax General Obligation and Refunding Bonds to Finance and Refinance Projects of the Water Utility (Ord. No. 24-09 Second Reading)**

**Recommended Action:** Adopt Ordinance No. 24-09 authorizing the issuance of one or more series of limited tax general obligation and refunding Bonds to finance and refinance projects of the Water Utility.

**~~7. AB 6540: 4004 Island Crest Way Property Landscaping Change Order & Appropriation~~**

~~**Recommended Action:** Appropriate \$213,758 from the available balance with the Street Fund to remove and replace the damaged landscaping at the 4004 ICW Property Transportation Improvement Project.~~

**Removed from agenda 9/13/2024**

**REGULAR BUSINESS**

**8. AB 6529: AMI Data Collector Authorization**

**Recommended Action:** Authorize staff to apply for permits for the three remaining data collector stations, and if permits are approved, install and activate them for use with the AMI system.

**9. AB 6543: Town Center Parking Regulations Code Amendments (First Reading Ord. No. 24C-14)**

**Recommended Action:** Schedule Ordinance No. 24C-14 establishing the fee for parking citations and sunseting the Town Center Commuter Parking Permit Program for second reading and adoption on October 1, 2024.

**10. AB 6541: 2024 Comprehensive Plan Periodic Update: Receive the City Council Ad Hoc Committee Recommendations and Complete Deliberations on the Proposed 2024 Comprehensive Plan Amendments – Revised 9/13/2024**

**Recommended Action:** Complete deliberations on the proposed 2024 Comprehensive Plan amendments and provide direction to the staff on next steps.

**OTHER BUSINESS**

**11. Planning Schedule**

**12. Councilmember Absences & Reports**

**EXECUTIVE SESSION – Approximately 30 Minutes**

**13. Performance of a Public Employee**

Executive Session to review the performance of a public employee pursuant to RCW 42.30.110(1)(g)

**ADJOURNMENT**

# City Manager's Report

Tuesday, September 17, 2024





# Council Board and Commission Updates



# Hybrid Meetings

- Upcoming Hybrid City Council Meeting
  - Tuesday, October 1 at 5:00 PM
- Hybrid Boards and Commissions Meetings (All Meetings on Zoom)
  - Planning Commission – Wed. Sept 25 at 6:00 PM

Visit [www.mercerisland.gov/meetings](http://www.mercerisland.gov/meetings) for more information.



# City Updates



# Luther Burbank Waterfront

- Last week, a hearing was held to review the City's proposal for redeveloping the Luther Burbank Park waterfront.
- The purpose of the hearing is for the Hearing Examiner to consider the City's proposal, then submit a recommendation to the Department of Ecology, who will make the final permitting decision.
- This project will enhance the waterfront plaza, shoreline, and beach, while also addressing necessary repairs and upgrades to the existing docks.
- The Hearing Examiner is expected to make a recommendation to the Washington State Department of Ecology in the coming weeks.
- This project is anticipated to be under construction beginning in summer 2026.




# Luther Burbank Waterfront

- Create a legacy at the waterfront! Opportunities to donate furnishings, artwork, and major site improvements are available.
- Items for donation include benches, tables, a kayak ramp, and more. Larger site features such as a viewing deck and over-water platform are also offered.
- Donations will be accepted through the fall. Installation of donated items will occur in late 2024 or early 2025.
- For more details, including a full catalog of available items, please visit [Let's Talk](#) or the Park Enhancement Donation link from the Parks and Recreation website.


[mercerisland.gov/parksrec/page/park-enhancement-donations](https://mercerisland.gov/parksrec/page/park-enhancement-donations)

**Park Enhancement Donations**





The City of Mercer Island's Donation Program is a wonderful way to give. Your gift will benefit the community and your contribution is a way to enhance the City's park system. Click on the link for more information and to submit your request form to donate a park enhancement item.

Do you work for a company that will match your donation? If so, search for Mercer Island on the Benevity website to give to your employer.




Park Benches





Luther Burbank Docks and Adjacent Waterfront Renovation and Upgrade Donation







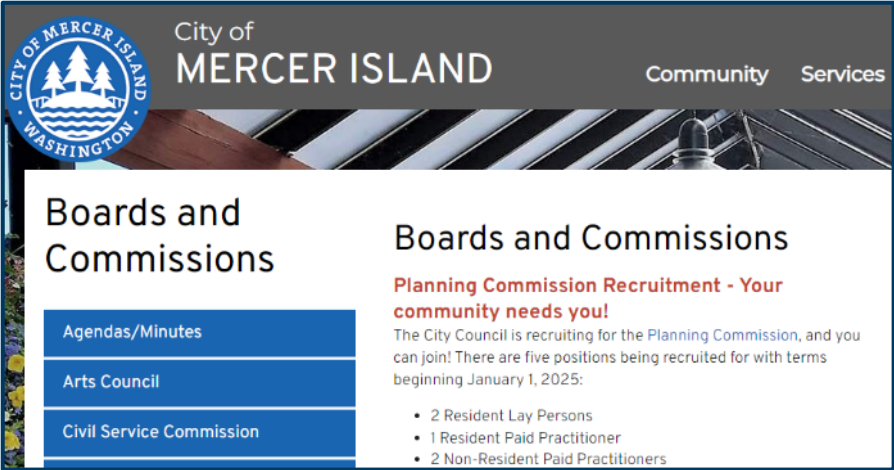
# Public Input on Clarke & Groveland Beaches

- At the end of this month, the City will launch a digital survey to collect information about how the community currently uses **Clarke and Groveland Beaches**.
- Responses will be combined with other background analysis conducted by the Berger Partnership to inform the scope of the planning process for future improvements at these parks..
- The survey will launch on Let’s Talk and be promoted on posters at the MICEC, Clarke, and Groveland Beaches. Information will also run in the MI Reporter, MI Weekly, and City social media platforms.
- Staff anticipate bringing a recommended planning scope to the City Council in early 2025.



# Join the Planning Commission

- Want to help shape the future of your community? The City Council is recruiting for five positions on the Planning Commission, with terms beginning January 1, 2025.
- We're looking for:
  - 2 Resident Lay Persons (no specific planning knowledge needed)
  - 1 Resident Paid Practitioner (Islanders who work in the industry)
  - 2 Non-Resident Paid Practitioners (anyone in the industry)
- Applications will be accepted online through October 25, 2024. Learn more and apply at [mercerisland.gov/bc](https://mercerisland.gov/bc). Contact City Clerk Andrea Larson with any additional questions.



# Accepting Annual Docket Proposals

- The annual opportunity for the public to submit requests for the **Annual Docket** of development code and comprehensive plan amendments is now open.
- Docket requests must be submitted by October 1.
- Public notices are running in the MI Reporter, the MI Weekly, and the Permit Bulletin for awareness.
- The Planning Commission will review the proposals at their October 23 meeting and the City Council is scheduled to approve the Annual Docket on November 19.
- More info is available on Let's Talk.

[letstalk.mercergov.org/annual-docket](http://letstalk.mercergov.org/annual-docket)



# Town Center Construction

- City contractors are working on ADA sidewalk ramp replacements at 4 intersections: SE 27<sup>th</sup> Street at 76<sup>th</sup>, 77<sup>th</sup>, and 78<sup>th</sup> Avenues, and SE 28<sup>th</sup> Street at 78<sup>th</sup> Avenue. Work should be completed in late October.
- City contractors are also working on the 80<sup>th</sup> Avenue sidewalk improvements from SE 27<sup>th</sup> to SE 32<sup>nd</sup> Streets. Work includes new sidewalks, street lighting, and street tree replacements.
- Sound Transit contractors are working on new traffic signals at the SE 27<sup>th</sup> Street/80<sup>th</sup> Ave and North Mercer Way/76<sup>th</sup> Ave intersections.
- Construction on 80<sup>th</sup> Avenue and the signal projects will continue into the winter months.

Item 1.



# Pickleball Courts at LBP

- Removal of the old asphalt pavement is complete.
- Excavation of poor subgrade soils is also complete. As FieldTurf crews worked from east to west, the excavation depth to reach strong soils decreased (less material needed to be removed).
- Crews have placed and compacted about 80% of the new crushed rock base, and they will be continuing that work this week.
- Asphalt paving is scheduled for the week of September 23rd, weather-permitting
- The courts are planned to reopen for play by the end of October.



Item 1.

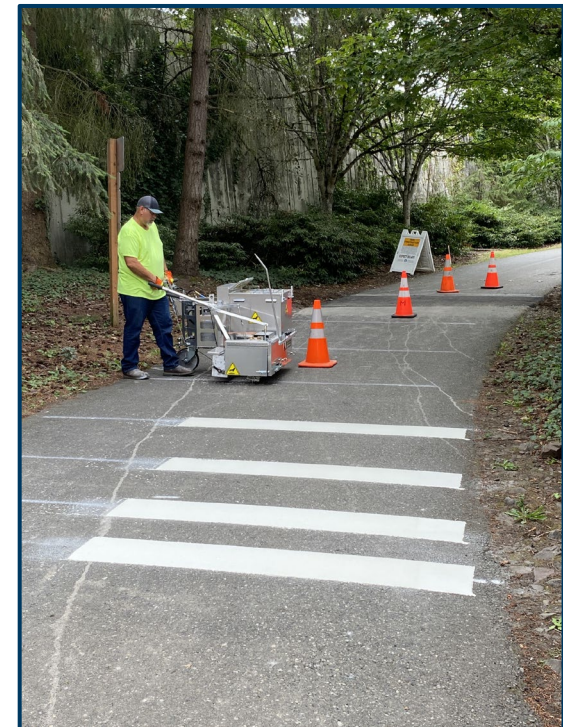


# Aubrey Davis Park Trail

- This project is currently about 80% complete.
- New concrete trail surface by the restroom building is installed, new fencing is in place, and pavement markings have been installed.
- The path was reopened to pedestrians and bicycles last week.
- Landscaping, irrigation, lighting, signage, and other minor work will be installed in October.



Item 1.



# Upcoming Events



# Sister City Soiree

- The Mercer Island Sister City Association is celebrating its 2024 Soiree at Mercer Island's newest fine dining restaurant, Allister.
- Appetizers and desserts created by Chef Michael will be served and all proceeds benefit the Mercer Island Sister City Association Scholarship Fund.
- Tickets are available at [www.mercerislandsistercity.org](http://www.mercerislandsistercity.org)



**SOIRÉE 2024**  
*Sunday, September 22, 5-8 pm*

**ALLISTER**  
7650 SE 27TH STREET | MERCER ISLAND

**Appetizers and Desserts  
created by Chef Michael of  
Mercer Island's Newest Fine Dining Restaurant  
Welcome Toast & No Host Bar**



\$70 per person  
Purchase tickets at [www.mercerislandsistercity.org](http://www.mercerislandsistercity.org) or  
send a check to  
P.O. Box 402 | Mercer Island, WA 98040  
Deadline for registration and ticket is August 22  
Proceeds benefit the Mercer Island Sister City Association  
Scholarship Fund





# Mid-Autumn Festival

- The City has partnered with the Mercer Island Chinese Association to bring the Mid-Autumn Festival to the Community Center on **September 22 from 10am – 2pm.**
- This event will be filled with beautiful lanterns, delicious mooncakes, incredible performances, fun games and activities for the entire family.
- For more information, visit: <https://www.michinese.org/>



# Some Good News



# Volunteers Showing Up!

- This August, we hosted 12 volunteer events in the parks! In addition to the regular public volunteer events, we hosted a number of partner events with local businesses and community members.
- Bat Night was hugely successful with over 70 participants looking at bat habitats!
- August saw a total of 107 volunteers for 268 hours- removing just over 6,000 sq ft of weeds including ivy and blackberry from our parks!
- Thank you to all the Parks volunteers!

[mercerisland.gov/parksrec/page/volunteer-opportunities](https://mercerisland.gov/parksrec/page/volunteer-opportunities)



**Thank you!**





**BUSINESS OF THE CITY COUNCIL  
CITY OF MERCER ISLAND**

**AB 6536  
September 17, 2024  
Consent Agenda**

**AGENDA BILL INFORMATION**

<b>TITLE:</b>	AB 6536: September 6, 2024 Payroll Certification	<input type="checkbox"/> Discussion Only <input checked="" type="checkbox"/> Action Needed: <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution
<b>RECOMMENDED ACTION:</b>	Approve the September 6, 2024 Payroll Certification in the amount of \$863,930.95.	

<b>DEPARTMENT:</b>	Administrative Services
<b>STAFF:</b>	Ali Spietz, Chief of Administration Nicole Vannatter, Human Resources Manager
<b>COUNCIL LIAISON:</b>	n/a
<b>EXHIBITS:</b>	1. September 6, 2024 Payroll Certification 2. FTE/LTE Counts
<b>CITY COUNCIL PRIORITY:</b>	n/a

<b>AMOUNT OF EXPENDITURE</b>	\$ n/a
<b>AMOUNT BUDGETED</b>	\$ n/a
<b>APPROPRIATION REQUIRED</b>	\$ n/a

**EXECUTIVE SUMMARY**

This agenda bill is to approve the payroll certification for the City of Mercer Island for the period from August 17, 2024 through August 30, 2024 in the amount of \$863,930.95 (see Exhibit 1).

**BACKGROUND**

[RCW 42.24.080](#) requires that all claims presented against the City by performing labor must be certified by the appropriate official to ensure that the labor was performed as described, and that the claims are just, due, and unpaid obligations against the City, before payment can be made. [RCW 42.24.180](#) allows the payment of claims to occur prior to City Council approval to expedite processing of the payment of claims, provided, however, that review and approval of the claims’ documentation occurs at the next regularly scheduled public meeting. The Payroll Certification details the total payment to employees for labor performed and benefits payments made for each payroll. The City is on a bi-weekly payroll schedule with payments every other Friday.

**ISSUE/DISCUSSION**

Each payroll varies depending on several factors (i.e., number of employees, pay changes, leave cash outs, overtime, etc.). In addition to regular pay for employees, this payroll has variants that are outlined below.

**Additional payments:**

Description	Amount
Leave cash outs for current employees	\$7,964.08
Leave cash outs for terminated employees	\$0.00
Service and recognition awards	\$500.00
Overtime earnings (see chart for overtime hours by department).	\$21,051.93
<b>Total</b>	<b>\$29,516.01</b>

**Overtime hours by department:**

Department	Hours
Administrative Services	
City Attorney’s Office	
City Manager’s Office	
Community Planning & Development	
Finance	9.00
Municipal Court	
Police	160.75
Public Works	67.50
Thrift Shop	1.15
Youth & Family Services	
<b>Total Overtime Hours</b>	<b>238.40</b>

**NEXT STEPS**

**FTE/LTE COUNTS**

The table in Exhibit 2 shows the budgeted versus actual counts for Full Time Equivalents (FTEs) and Limited Term Equivalents (LTEs) for the current payroll. Casual labor employees (temporary and seasonal) are not included in the counts.

Casual Labor

In addition to FTE and LTE employees, the City utilizes casual labor to address workload needs that exceed the capacity or expertise of the City’s regular staff and that are time limited or seasonal. Casual labor is used primarily to address seasonal workload needs and short-term workload issues created by special projects or position vacancies. Compared to an LTE position, a casual labor position has limited benefits and is filled for a shorter period of time (1-3 months, 6 months, or 9 months). The departments/divisions that utilize casual labor the most are Parks Maintenance, Recreation, Public Works, and the Thrift Store.

**RECOMMENDED ACTION**

Approve the September 06, 2024 Payroll Certification in the amount of \$863,930.95 and authorize the Mayor to sign the certification on behalf of the entire City Council.

**CITY OF MERCER ISLAND PAYROLL CERTIFICATION**


Item 2.

**PAYROLL PERIOD ENDING** **08.30.2024**  
**PAYROLL DATED** **09.06.2024**

Net Cash	\$	586,128.84
Net Voids/Manuals		
<b>Net Total</b>	<b>\$</b>	<b>586,128.84</b>
Federal Tax Deposit	\$	98,451.23
Social Security and Medicare Taxes	\$	64,707.29
State Tax (California & Oregon)	\$	579.73
State Tax (California)	\$	1.28
Family/Medical Leave Tax (California & Oregon)	\$	48.78
Public Employees Retirement System 1 (PERS 1)	\$	-
Public Employees' Retirement System (PERS Plan 2)	\$	32,229.54
Public Employees' Retirement System (PERS Plan 3)	\$	8,931.92
Public Employees' Retirement System (PERSJM)	\$	624.87
Public Safety Employees' Retirement System (PSERS)		
Law Enforcement Officers' & Fire Fighters' Retirement System (LEOFF Plan2)	\$	17,167.92
Regence & LEOFF Trust Medical Insurance Deductions	\$	12,903.69
Domestic Partner Medical Insurance Deductions		
Kaiser Medical Insurance Deductions	\$	1,336.14
Health Care - Flexible Spending Account Contributions	\$	1,441.88
Dependent Care - Flexible Spending Account Contributions	\$	1,057.70
ICMA Roth IRA Contributions	\$	497.77
ICMA 457 Deferred Compensation Contributions	\$	32,926.00
ICMA 401K Deferred Compensation Contributions	\$	-
Garnishments (Chapter 13)	\$	572.00
Tax Wage Garnishment	\$	-
Child Support Wage Garnishment	\$	775.65
Mercer Island Employee Association Dues	\$	245.00
AFSCME Union Dues		
Police Union Dues		
Standard - Supplemental Life Insurance		
Unum - Long Term Care Insurance	\$	272.95
AFLAC - Supplemental Insurance Plans	\$	238.52
Coffee Club Dues	\$	-
Transportation - Flexible Spending Account Contributions	\$	-
Miscellaneous		
Oregon Transit Tax and Oregon Benefit Tax	\$	8.05
Fire HRA-VEBA Contributions	\$	-
Washington Long Term Care	\$	2,784.20
<b>Tax &amp; Benefit Obligations Total</b>	<b>\$</b>	<b>277,802.11</b>

<b>TOTAL GROSS PAYROLL</b>	<b>\$</b>	<b>863,930.95</b>
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I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described herein, that any advance payment is due and payable pursuant to a contract or is available as an option for full or partial fulfillment of a contractual obligation, and that the claim is a just, due and unpaid obligation against the City of Mercer Island, and that I am authorized to authenticate and certify to said claim.

  
 \_\_\_\_\_  
 Finance Director

I, the undersigned, do hereby certify that the City Council has reviewed the documentation supporting claims paid and approved all checks or warrants issued in payment of claims.

## FTE AND LTE COUNTS AS OF 8/30/2024

Full Time Equivalents (FTEs)	2024 Budgeted	2024 Actual
Administrative Services	15.00	14.50
City Attorney's Office	2.00	2.00
City Manager's Office	3.00	3.00
Community Planning & Development	18.00	16.00
Finance	9.00	7.50
Municipal Court	3.10	3.10
Police	37.50	35.50
Public Works	63.80	58.55
Recreation	10.25	8.75
Youth & Family Services	11.43	11.43
Thrift Shop	2.00	2.00
<b>Total FTEs</b>	<b>175.08</b>	<b>162.33</b>
Limited Term Equivalents (LTEs)	2024 Budgeted	2024 Actual
City Manager's Office <sup>1</sup>	1.00	3.00
Community Planning & Development <sup>2,4</sup>	2.00	1.00
Finance	1.00	1.00
Public Works <sup>3</sup>	4.00	3.75
Recreation	0.00	1.75
Youth & Family Services	2.03	2.01
Thrift Shop	7.50	5.50
<b>Total LTEs</b>	<b>17.53</b>	<b>18.01</b>
<b>Total FTEs &amp; LTEs</b>	<b>192.61</b>	<b>180.34</b>

**FTE Vacancies:**

- 0.5 Fire/HR Admin Assistant
- 1.25 CIP Project Manager
- 1.0 Development Engineer
- 1.0 Financial Analyst
- 1.0 Inventory/Warehouse Team Member
- 1.0 Parks Maintenance Team Member
- 1.0 Planner
- 2.0 Police Officer
- 0.75 Recreation Specialist
- 0.75 Recreation Assistant
- 0.5 Utility Billing Admin Assistant
- 1.0 Utilities Team Member

**Footnotes:**

- <sup>1</sup> 5/23/2023: Extend 1.0 LTE Management Analyst [AB 6255](#)
- <sup>2</sup> 5/23/2023: New 1.0 LTE Assistant Planner [AB 6255](#)
- <sup>3</sup> 5/23/2023: New 1.0 LTE Support Services Foreman [AB 6255](#)
- <sup>4</sup> 3/1/2024: New 1.0 LTE Planner [3/1 Minutes](#)



CERTIFICATION OF CLAIMS

I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered, or the labor performed as described herein, that any advance payment is due and payable pursuant to a contract or is available as an option for full or partial fulfillment of a contractual obligation, and that the claim is a just, due and unpaid obligation against the City of Mercer Island, and that I am authorized to authenticate and certify to said claim.



\_\_\_\_\_  
Finance Director

I, the undersigned, do hereby certify that the City Council has reviewed the documentation supporting claims paid and approved all checks or warrants issued in payment of claims.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

<u>Report</u>	<u>Checks</u>	<u>Date</u>	<u>Amount</u>
Check Register	00220715-00220793	8/30/2024	<b>\$457,329.60</b>

**Accounts Payable Report by GL Key**

PO #	Check #	Vendor:	Transaction Description	Check Amount
<b>Org Key: 001000 - General Fund-Admin Key</b>				
	00220729	DETENTE MANAGEMENT INC	REFUND: NO MI REV 2022-2024	3,149.64
<b>Org Key: 402000 - Water Fund-Admin Key</b>				
P0122271	00220773	SEATTLE PUBLIC UTILITIES	JUNE 2024 SPU CHG FOR RETAIL	58,053.00
P0122293	00220780	SUPPLY SOURCE INC,THE	INVENTORY PURCHASES	4,949.35
P0122279	00220789	WALTER E NELSON CO	INVENTORY PURCHASES	4,166.38
P0122271	00220773	SEATTLE PUBLIC UTILITIES	JULY 2024 SPU CHG FOR RETIAL	3,744.00
P0122259	00220741	GRAINGER	INVENTORY PURCHASES	3,967.14
P0122252	00220741	GRAINGER	INVENTORY PURCHASES	1,293.31
P0122272	00220741	GRAINGER	INVENTORY PURCHASES	1,134.85
P0122278	00220789	WALTER E NELSON CO	INVENTORY PURCHASES	947.90
P0122264	00220741	GRAINGER	INVENTORY PURCHASES	469.41
P0122276	00220736	EXCEL SUPPLY COMPANY	INVENTORY PURCHASES	294.10
P0122274	00220741	GRAINGER	INVENTORY PURCHASES	52.40
<b>Org Key: CA1100 - Administration (CA)</b>				
P0122232	00220756	Madrona Law Group, PPLC	Invoice #12709 Professional	4,986.50
P0122232	00220756	Madrona Law Group, PPLC	Invoice #12706 Professional	4,186.99
P0122232	00220756	Madrona Law Group, PPLC	Invoice #12713 Professional	1,103.00
P0122232	00220756	Madrona Law Group, PPLC	Invoice #12712 Professional	750.00
P0122232	00220756	Madrona Law Group, PPLC	Invoice #12707 Professional	741.00
P0122232	00220756	Madrona Law Group, PPLC	Invoice #12708 Professional	313.50
P0122232	00220756	Madrona Law Group, PPLC	Invoice #12710 Professional	297.00
P0122232	00220756	Madrona Law Group, PPLC	Invoice #12711 Professional	199.50
P0122232	00220756	Madrona Law Group, PPLC	Invoice #12705 Professional	114.00
P0122190	00220788	US SPECIALTY INSURANCE CO	Invoice #S40.00	40.00
<b>Org Key: CM1100 - Administration (CM)</b>				
P0122246	00220735	ESSER, LUKE	JUNE LEGISLATIVE SERVICES	2,500.00
P0122246	00220735	ESSER, LUKE	JULY LEGISLATIVE SERVICES	2,500.00
P0122246	00220735	ESSER, LUKE	AUGUST LEGISLATIVE SERVICES	2,500.00
<b>Org Key: CM1400 - Communications</b>				
P0122248	00220784	TOWN SQUARE PUBLICATIONS	THRIFT SHOP PRINT/DIGITAL ADS	740.00
<b>Org Key: CR1100 - Human Resources</b>				
P0122280	00220767	RALPH ANDERSEN & ASSOCIATES	Police Chief Recruitment Servi	11,750.00
P0122231	00220745	Interviewstream, Inc.	SI-4098 Interviewstream Enterp	9,000.00
<b>Org Key: DS1100 - Administration (DS)</b>				
P0118732	00220750	KPG	KPG On-Call Transportation	612.00
<b>Org Key: DS1300 - Land Use Planning Svc</b>				
P0122236	00220739	Galt, John	CUP23-001 AMI Site 4	541.25
P0122236	00220739	Galt, John	CUP23-002 AMI Site 3	291.25
<b>Org Key: FN1100 - Administration (FN)</b>				
P0122283	00220779	STATE AUDITOR'S OFFICE	FY 2023 Annual Audit costs	5,768.50
<b>Org Key: GB0100 - Building Repairs</b>				
P0122258	00220718	AUBURN MECHANICAL	Replace piping on Inlet of Boi	5,174.34
P0122258	00220718	AUBURN MECHANICAL	Pump Motor Starter Replacement	2,570.34

**Accounts Payable Report by GL Key**

PO #	Check #	Vendor:	Transaction Description	Check Amount
P0122258	00220718	AUBURN MECHANICAL	Troubleshoot Chiller Pump, boi	1,694.33
P0122258	00220718	AUBURN MECHANICAL	AC Unit for Day Care room 1 MI	1,019.35
P0122258	00220718	AUBURN MECHANICAL	Inspect unit that serves Merce	1,001.72
P0122258	00220718	AUBURN MECHANICAL	Boiler #1 leaking again MICEC	383.50
<i>Org Key: GB0115 - Facilities Plan</i>				
P0122245	00220761	Northwest Studio	FACILITIES ASSESSMENT PROJECT	8,385.25
P0122245	00220761	Northwest Studio	FACILITIES ASSESSMENT PROJECT	1,225.00
<i>Org Key: GB0116 - Facility Access Control-Secure</i>				
P0122256	00220774	SECURITY SOLUTIONS NW LLC	Access Control System Progress	40,757.47
P0122256	00220774	SECURITY SOLUTIONS NW LLC	Access Control System. Inv #35	8,347.65
P0122256	00220774	SECURITY SOLUTIONS NW LLC	Access Control System Progress	6,804.85
<i>Org Key: GB0121 - Precinct Facility Assessment</i>				
P0122247	00220761	Northwest Studio	TULLY'S SITE PLANNING	17,089.80
<i>Org Key: GB0125 - Design - Police_PW Building</i>				
P0122245	00220761	Northwest Studio	PSM FACILITY PRE-DESIGN	10,178.00
P0122250	00220762	OAC SERVICES INC	PSM FACILITY PRE-DESIGN	2,154.00
<i>Org Key: GGM004 - Gen Govt-Office Support</i>				
P0122254	00220748	KELLEY IMAGING SYSTEMS	Copier Supplies IN1721528	742.20
<i>Org Key: GGM005 - Genera Govt-L1 Retiree Costs</i>				
	00220724	CARLSON, LARRY	LEOFF1 Retirees' Medicare Exp	709.30
	00220744	HILTNER, PETER	LEOFF1 Medicare	619.50
P0122289	00220728	DEEDS, EDWARD G	LEOFF 1 Medical Expenses	406.64
P0122291	00220755	LYONS, STEVEN	LEOFF 1 Medical Expenses	391.78
P0122208	00220716	ADAMS, RONALD E	LEOFF 1 Medical Expenses	382.56
	00220721	BOOTH, GLENDON D	LEOFF1 Medicare	344.90
	00220728	DEEDS, EDWARD G	LEOFF1 Medicare	273.10
	00220720	BARNES, WILLIAM	LEOFF1 Medicare	271.10
	00220738	FORSMAN, LOWELL	LEOFF1 Medicare	271.10
P0122285	00220716	ADAMS, RONALD E	LEOFF 1 Medical Expenses	270.18
	00220755	LYONS, STEVEN	LEOFF1 Medicare	247.80
	00220782	THOMPSON, JAMES	LEOFF1 Medicare	245.90
	00220771	SCHOENTRUP, WILLIAM	LEOFF1 Medicare	240.60
P0122288	00220721	BOOTH, GLENDON D	LEOFF 1 Medical Expenses	240.26
	00220715	ABBOTT, RICHARD	LEOFF1 Medicare	239.10
	00220740	GOODMAN, J C	LEOFF1 Medicare	236.30
	00220734	ELSOE, RONALD	LEOFF1 Medicare	220.10
	00220716	ADAMS, RONALD E	LEOFF1 Medicare	214.40
	00220746	JOHNSON, CURTIS	LEOFF1 Medicare	212.60
	00220719	AUGUSTSON, THOR	LEOFF1 Medicare	209.90
	00220754	LOISEAU, LERI M	LEOFF1 Medicare	209.90
	00220759	MYERS, JAMES S	LEOFF1 Medicare	179.80
	00220730	DOWD, PAUL	LEOFF1 Medicare	174.70
	00220743	HAGSTROM, JAMES	LEOFF1 Medicare	174.70
	00220770	RUCKER, MANORD J	LEOFF1 Medicare	174.70
	00220777	SMITH, RICHARD	LEOFF1 Medicare	174.70
	00220791	WEGNER, KEN	LEOFF1 Medicare	170.10

**Accounts Payable Report by GL Key**

PO #	Check #	Vendor:	Transaction Description	Check Amount
	00220793	WHEELER, DENNIS	LEOFF1 Medicare	164.90
P0122292	00220792	WEGNER, KEN	LEOFF 1 Medical Expenses	140.40
	00220768	RAMSAY, JON	LEOFF1 Medicare	136.20
P0122290	00220746	JOHNSON, CURTIS	LEOFF 1 Medical Expenses	76.54
	00220777	SMITH, RICHARD	LEOFF1 Medicare	65.20
P0122286	00220734	ELSOE, RONALD	LEOFF 1 Medical Expenses	55.83
P0122287	00220734	ELSOE, RONALD	LEOFF 1 Medical Expenses	51.83
<i>Org Key: GGM606 - Excess Retirement-Fire</i>				
	00220720	BARNES, WILLIAM	LEOFF1 Excess Benefit	3,133.75
	00220725	COOPER, ROBERT	LEOFF1 Excess Benefit	3,085.43
	00220746	JOHNSON, CURTIS	LEOFF1 Excess Benefit	1,978.49
	00220771	SCHOENTRUP, WILLIAM	LEOFF1 Excess Benefit	1,577.32
	00220768	RAMSAY, JON	LEOFF1 Excess Benefit	1,074.17
<i>Org Key: GT0106 - Enterprise Resource Planning S</i>				
P0122273	00220786	TYLER TECHNOLOGIES INC	REMOTE PROJECT MANAGEMENT	1,600.00
<i>Org Key: IGMA02 - Alcoholism Program</i>				
P0122282	00220747	KC FINANCE	Remit Q2 2024 Liquor Excise ta	1,795.66
<i>Org Key: MT3100 - Water Distribution</i>				
P0122239	00220783	TMG SERVICES INC	Training and Troubleshooting	2,644.80
P0122275	00220741	GRAINGER	HAND RATCHET	110.72
<i>Org Key: MT3400 - Sewer Collection</i>				
P0121581	00220778	SOLID WASTE SYSTEMS INC	CABLE & WHEEL REPLACEMENTS - S	9,850.91
<i>Org Key: MT3500 - Sewer Pumps</i>				
P0122253	00220741	GRAINGER	PUMP STATION & GENERATOR HATCH	32.16
<i>Org Key: MT4200 - Building Services</i>				
P0122269	00220737	FIRE PROTECTION INC	Annual Fire Alarm Inspection	1,342.00
P0122243	00220731	EASTSIDE EXTERMINATORS	Recurring pest control MICH in	298.60
P0122256	00220774	SECURITY SOLUTIONS NW LLC	Intrusion Alarm Monitoring Jun	47.99
P0122256	00220774	SECURITY SOLUTIONS NW LLC	Intrusion Alarm Monitoring Jul	47.99
<i>Org Key: MT4272 - ARPA-Police Iterim Site</i>				
P0122258	00220718	AUBURN MECHANICAL	Drain/water piping installatio	22,987.72
<i>Org Key: MT4274 - ARPA-Municipal Court Site Leas</i>				
P0122241	00220760	NEWCASTLE, CITY OF	Court Office Rent 9/2024 INV 1	4,110.50
<i>Org Key: MT4300 - Fleet Services</i>				
P0122265	00220772	SEATTLE BOAT COMPANY	Marine Patrol Fuel Charge -	16,697.71
P0122260	00220741	GRAINGER	MISC HARDWARE	223.65
<i>Org Key: MT4420 - Transportation Planner Eng</i>				
P0118732	00220750	KPG	KPG On-Call Transportation	4,436.00
<i>Org Key: MT6100 - Park Maintenance</i>				
P0122251	00220763	PART WORKS INC., THE	FAUCET FOR PARKS	463.21
P0122244	00220785	TOYOTA LIFT NORTHWEST	Forklift Operator Training for	192.85
<i>Org Key: MT6500 - Luther Burbank Park Maint</i>				

**Accounts Payable Report by GL Key**

PO #	Check #	Vendor:	Transaction Description	Check Amount
P0122269	00220737	FIRE PROTECTION INC	Quarterly Fire Alarm Monitorin	1,816.65
P0122243	00220731	EASTSIDE EXTERMINATORS	Recurring pest control LB inv#	159.79
<i>Org Key: PA0100 - Open Space Management</i>				
P0121264	00220717	APPLIED ECOLOGY LLC	Luther Burbank Ivy rings and	5,291.37
<i>Org Key: PA0101 - Recurring Parks Minor Capital</i>				
P0122100	00220764	PT NGUYEN CORP	REPAIR OUTDOOR PLUMBING AT	4,634.70
<i>Org Key: PA0109 - Aubrey Davis Park Trail Safety</i>				
P0122257	00220750	KPG	Professional Services Aubrey D	1,784.50
<i>Org Key: PA0122 - Luther Burbank Dock Repair &amp; R</i>				
P0114806	00220749	KPFF CONSULTING ENGINEERS	Luther Burbank Park Final Desi	200.00
<i>Org Key: PA0123 - Luther Burbank Minor Capital L</i>				
P0122235	00220774	SECURITY SOLUTIONS NW LLC	Repair Bathroom Doors	1,057.04
<i>Org Key: PA0124 - Luther Burbank Boiler Bldg Roo</i>				
P0121164	00220723	CARDINAL ARCHITECTURE PC	Scope: Luther Burbank Park Boi	7,101.32
P0120913	00220781	TERRACON CONSULTANTS INC	Luther Burbank Boiler Building	3,846.50
P0122184	00220749	KPFF CONSULTING ENGINEERS	LB Boiler Bldg Electrical Serv	3,186.32
<i>Org Key: PA0143 - LB Park Tennis Court Resurface</i>				
P0118506	00220727	DA HOGAN	Luther Burbank Park Sport Cour	1,043.00
<i>Org Key: PA0165 - Bike Skills Area</i>				
P0122277	00220787	UNITED REPROGRAPHICS	CYCLIST DISMOUNT SIGNS	220.50
<i>Org Key: PA122B - LB Shoreline Access Improvemen</i>				
P0122281	00220733	EHS-INTERNATIONAL INC	Inspection and materials testi	3,137.93
P0121164	00220723	CARDINAL ARCHITECTURE PC	Scope: Luther Burbank Park Boi	2,028.95
P0122184	00220749	KPFF CONSULTING ENGINEERS	LB Boiler Bldg Electrical Serv	579.33
<i>Org Key: PA122C - LB Non-Motorized Boat Dock</i>				
P0114806	00220749	KPFF CONSULTING ENGINEERS	Luther Burbank Park Final Desi	1,472.00
<i>Org Key: PA122D - LB Storm Drainage KC Flood Con</i>				
P0114806	00220749	KPFF CONSULTING ENGINEERS	Luther Burbank Park Final Desi	8,821.25
<i>Org Key: PA124B - LB Boiler Bldg City Portion</i>				
P0122184	00220749	KPFF CONSULTING ENGINEERS	LB Boiler Bldg Electrical Serv	372.43
P0121164	00220723	CARDINAL ARCHITECTURE PC	Scope: Luther Burbank Park Boi	92.23
<i>Org Key: PO1350 - Police Emergency Management</i>				
	00220775	SEDGWICK, LEIGH	REIMBURSEMENT: ANTENNA INSTALL	272.00
	00220742	HACKETT, PAT	REIMBURSEMENT: VOLUNTEER	167.35
<i>Org Key: PO1700 - Records and Property</i>				
P0122238	00220757	MATZKE, NORMAN	Background investigation polyg	250.00
<i>Org Key: PO2200 - Marine Patrol</i>				
P0122240	00220752	KROESENS UNIFORM COMPANY	Marine patrol uniforms/equipme	140.47
<i>Org Key: PR2104 - Special Events</i>				
P0122270	00220726	CORT PARTY RENTAL	Tents for Pride in the Park 8/	1,128.73

**Accounts Payable Report by GL Key**

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: PR4100 - Community Center</i>				
P0122258	00220718	AUBURN MECHANICAL	Clogged sinks and BFD issue MI	2,199.91
P0122261	00220790	WASHINGTON FITNESS SERV INC	Replaced new faceplate for tre	181.83
<i>Org Key: PR5600 - Cultural &amp; Performing Arts</i>				
P0122262	00220765	Put A Stage On It	8/8/24 Mostly Music in the Par	2,204.00
P0122263	00220765	Put A Stage On It	8/15/24 Mostly Music in the Pa	2,204.00
<i>Org Key: SP0104 - NMW - 7500 to Roanoke</i>				
P0122255	00220751	KRAZAN & ASSOCIATES INC	Asphalt Compaction Testing	3,194.80
<i>Org Key: SP0111 - 80th Ave SE Sidewalk Improve</i>				
P0122257	00220750	KPG	Professional Services 80th Ave	170.00
<i>Org Key: SP0118 - ADA Compliance Plan Implementa</i>				
P0122257	00220750	KPG	Professional Services ADA	981.00
<i>Org Key: SP0135 - ICW Corridor Improvements</i>				
P0122257	00220750	KPG	Professional Services Island C	35,369.50
P0118254	00220750	KPG	ICW Corridor Safety Analysis a	12,195.76
<i>Org Key: ST0001 - ST Traffic Safety Enhancements</i>				
P0118732	00220750	KPG	KPG On-Call Transportation	3,094.00
<i>Org Key: SU0113 - SCADA System Replacement-Sewer</i>				
P0122200	00220732	ECP CORPORATION	12 Industrial Enclosures with	1,456.38
<i>Org Key: WU0103 - Water Reservoir Improvements</i>				
P0117106	00220769	RH2 ENGINEERING INC	RESERVOIR IMPROVEMENTS - SERVI	8,731.77
<i>Org Key: YF1200 - Thrift Shop</i>				
P0122249	00220766	QUENCH USA INC	6/1/2024-8/31/2024	288.02
P0122269	00220737	FIRE PROTECTION INC	Mercer Island Fire Alarm	247.95
<i>Org Key: YF2600 - Family Assistance</i>				
P0122296	00220776	SHOREWOOD #14885	Rental assistance for EA clien	2,091.80
P0122297	00220758	Mercer Island Chiropractic	Medical assistance for EA clie	590.00
<i>Org Key: YF2850 - Federal SPF Grant</i>				
P0122294	00220722	CACTUS PRODUCTIONS	Media Services - Year 3 7/8	4,812.50
P0122295	00220753	Liu's Mental Health Services	IY group facilitation mandarin	3,900.00
Total				457,329.60

**Accounts Payable Report by Check Number**

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00220715	08/30/2024	ABBOTT, RICHARD LEOFF1 Medicare		SEPT2024B	09/01/2024	239.10
00220716	08/30/2024	ADAMS, RONALD E LEOFF 1 Medical Expenses		SEPT2024B	09/01/2024	867.14
00220717	08/30/2024	APPLIED ECOLOGY LLC Luther Burbank Ivy rings and	P0121264	1745	08/05/2024	5,291.37
00220718	08/30/2024	AUBURN MECHANICAL Pump Motor Starter Replacement	P0122258	83/73/79/99/03/2	07/16/2024	37,031.21
00220719	08/30/2024	AUGUSTSON, THOR LEOFF1 Medicare		SEPT2024B	09/01/2024	209.90
00220720	08/30/2024	BARNES, WILLIAM LEOFF1 Medicare		SEPT2024A	09/01/2024	3,404.85
00220721	08/30/2024	BOOTH, GLENDON D LEOFF1 Medicare	P0122288	08282024	08/28/2024	585.16
00220722	08/30/2024	CACTUS PRODUCTIONS Media Services - Year 3 7/8	P0122294	1285	07/23/2024	4,812.50
00220723	08/30/2024	CARDINAL ARCHITECTURE PC Scope: Luther Burbank Park Boi	P0121164	2140-25	07/31/2024	9,222.50
00220724	08/30/2024	CARLSON, LARRY LEOFF1 Retirees' Medicare Exp		08282024	08/28/2024	709.30
00220725	08/30/2024	COOPER, ROBERT LEOFF1 Excess Benefit		SEPT2024A	09/01/2024	3,085.43
00220726	08/30/2024	CORT PARTY RENTAL Tents for Pride in the Park 8/	P0122270	178664-1	08/26/2024	1,128.73
00220727	08/30/2024	DA HOGAN Luther Burbank Park Sport Cour	P0118506	24-8664	07/31/2024	1,043.00
00220728	08/30/2024	DEEDS, EDWARD G LEOFF 1 Medical Expenses		SEPT2024B	09/01/2024	679.74
00220729	08/30/2024	DETENTE MANAGEMENT INC REFUND: NO MI REV 2022-2024		08272024	08/27/2024	3,149.64
00220730	08/30/2024	DOWD, PAUL LEOFF1 Medicare		SEPT2024B	09/01/2024	174.70
00220731	08/30/2024	EASTSIDE EXTERMINATORS Recurring pest control MICH in	P0122243	834802/848370	07/16/2024	458.39
00220732	08/30/2024	ECP CORPORATION 12 Industrial Enclosures with	P0122200	21338133	08/21/2024	1,456.38
00220733	08/30/2024	EHS-INTERNATIONAL INC Inspection and materials testi	P0122281	36576	08/19/2024	3,137.93
00220734	08/30/2024	ELSOE, RONALD LEOFF 1 Medical Expenses		SEPT2024B	09/01/2024	327.76
00220735	08/30/2024	ESSER, LUKE JUNE LEGISLATIVE SERVICES	P0122246	JUNE-AUGUST 2024	08/05/2024	7,500.00
00220736	08/30/2024	EXCEL SUPPLY COMPANY INVENTORY PURCHASES	P0122276	148018	08/09/2024	294.10
00220737	08/30/2024	FIRE PROTECTION INC Annual Fire Alarm Inspection	P0122269	690/780/439	07/01/2024	3,406.60
00220738	08/30/2024	FORSMAN, LOWELL LEOFF1 Medicare		SEPT2024B	09/01/2024	271.10
00220739	08/30/2024	Galt, John CUP23-002 AMI Site 3	P0122236	3326	06/07/2024	832.50
00220740	08/30/2024	GOODMAN, J C LEOFF1 Medicare		SEPT2024B	09/01/2024	236.30

**Accounts Payable Report by Check Number**

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00220741	08/30/2024	GRAINGER INVENTORY PURCHASES	P0122260	9205112643	08/05/2024	7,283.64
00220742	08/30/2024	HACKETT, PAT REIMBURSEMENT: VOLUNTEER EVENT		08282024	08/28/2024	167.35
00220743	08/30/2024	HAGSTROM, JAMES LEOFF1 Medicare		SEPT2024B	09/01/2024	174.70
00220744	08/30/2024	HILTNER, PETER LEOFF1 Medicare		SEPT2024B	09/01/2024	619.50
00220745	08/30/2024	Interviewstream, Inc. SI-4098 Interviewstream Enterp	P0122231	SI-4098	05/14/2024	9,000.00
00220746	08/30/2024	JOHNSON, CURTIS LEOFF 1 Medical Expenses		SEPT2024A	09/01/2024	2,267.63
00220747	08/30/2024	KC FINANCE Remit Q2 2024 Liquor Excise ta	P0122282	2156764	08/26/2024	1,795.66
00220748	08/30/2024	KELLEY IMAGING SYSTEMS Copier Supplies IN1721528	P0122254	IN1721528	08/23/2024	742.20
00220749	08/30/2024	KPFF CONSULTING ENGINEERS Luther Burbank Park Final Desi	P0122184	528472-1	07/23/2024	14,631.33
00220750	08/30/2024	KPG KPG On-Call Transportation	P0118732	211932	08/15/2024	58,642.76
00220751	08/30/2024	KRAZAN & ASSOCIATES INC Asphalt Compaction Testing	P0122255	INV I624173-5832	07/31/2024	3,194.80
00220752	08/30/2024	KROESENS UNIFORM COMPANY Marine patrol uniforms/equipme	P0122240	11175/11327	08/16/2024	140.47
00220753	08/30/2024	Liu's Mental Health Services IY group facilitation mandarin	P0122295	08142024	08/14/2024	3,900.00
00220754	08/30/2024	LOISEAU, LERI M LEOFF1 Medicare		SEPT2024B	09/01/2024	209.90
00220755	08/30/2024	LYONS, STEVEN LEOFF1 Medicare	P0122291	08282024	08/28/2024	639.58
00220756	08/30/2024	Madrona Law Group, PPLC Invoice #12705 Professional	P0122232	12705-12,14	07/31/2024	12,691.49
00220757	08/30/2024	MATZKE, NORMAN Background investigation polyg	P0122238	82324	08/23/2024	250.00
00220758	08/30/2024	Mercer Island Chiropractic Medical assistance for EA clie	P0122297	08122024	08/12/2024	590.00
00220759	08/30/2024	MYERS, JAMES S LEOFF1 Medicare		SEPT2024B	09/01/2024	179.80
00220760	08/30/2024	NEWCASTLE, CITY OF Court Office Rent 9/2024 INV 1	P0122241	1064	09/01/2024	4,110.50
00220761	08/30/2024	Northwest Studio FACILITIES ASSESSMENT PROJECT	P0122245	2304-13/2402-04	08/05/2024	36,878.05
00220762	08/30/2024	OAC SERVICES INC PSM FACILITY PRE-DESIGN	P0122250	149392	08/16/2024	2,154.00
00220763	08/30/2024	PART WORKS INC., THE FAUCET FOR PARKS	P0122251	INV109687	08/20/2024	463.21
00220764	08/30/2024	PT NGUYEN CORP REPAIR OUTDOOR PLUMBING AT	P0122100	1054	07/31/2024	4,634.70
00220765	08/30/2024	Put A Stage On It 8/8/24 Mostly Music in the Par	P0122263	INV1373	08/20/2024	4,408.00
00220766	08/30/2024	QUENCH USA INC 6/1/2024-8/31/2024	P0122249	INV07536827	06/01/2024	288.02



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00220767	08/30/2024	RALPH ANDERSEN & ASSOCIATES Police Chief Recruitment Servi	P0122280	INV-04902	08/27/2024	11,750.00
00220768	08/30/2024	RAMSAY, JON LEOFF1 Medicare		SEPT2024A	09/01/2024	1,210.37
00220769	08/30/2024	RH2 ENGINEERING INC RESERVOIR IMPROVEMENTS - SERVI	P0117106	97339	08/21/2024	8,731.77
00220770	08/30/2024	RUCKER, MANORD J LEOFF1 Medicare		SEPT2024B	09/01/2024	174.70
00220771	08/30/2024	SCHOENTRUP, WILLIAM LEOFF1 Medicare		SEPT2024A	09/01/2024	1,817.92
00220772	08/30/2024	SEATTLE BOAT COMPANY Marine Patrol Fuel Charge -	P0122265	08162024	08/16/2024	16,697.71
00220773	08/30/2024	SEATTLE PUBLIC UTILITIES JUNE 2024 SPU CHG FOR RETAIL	P0122271	JUNE-JULY 2024	06/30/2024	61,797.00
00220774	08/30/2024	SECURITY SOLUTIONS NW LLC Access Control System. Inv #35	P0122235	362236	06/25/2024	57,062.99
00220775	08/30/2024	SEDGWICK, LEIGH REIMBURSEMENT: ANTENNA INSTALL		08282024	08/28/2024	272.00
00220776	08/30/2024	SHOREWOOD #14885 Rental assistance for EA clien	P0122296	08162024	08/16/2024	2,091.80
00220777	08/30/2024	SMITH, RICHARD LEOFF1 Medicare		SEPT2024B	09/01/2024	239.90
00220778	08/30/2024	SOLID WASTE SYSTEMS INC CABLE & WHEEL REPLACEMENTS - S	P0121581	170736/170772	06/30/2024	9,850.91
00220779	08/30/2024	STATE AUDITOR'S OFFICE FY 2023 Annual Audit costs	P0122283	L162751	08/12/2024	5,768.50
00220780	08/30/2024	SUPPLY SOURCE INC,THE INVENTORY PURCHASES	P0122293	2410590	08/14/2024	4,949.35
00220781	08/30/2024	TERRACON CONSULTANTS INC Luther Burbank Boiler Building	P0120913	TM40490	07/29/2024	3,846.50
00220782	08/30/2024	THOMPSON, JAMES LEOFF1 Medicare		SEPT2024B	09/01/2024	245.90
00220783	08/30/2024	TMG SERVICES INC Training and Troubleshooting	P0122239	0052221-IN	08/08/2024	2,644.80
00220784	08/30/2024	TOWN SQUARE PUBLICATIONS THRIFT SHOP PRINT/DIGITAL ADS	P0122248	301563	08/19/2024	740.00
00220785	08/30/2024	TOYOTA LIFT NORTHWEST Forklift Operator Training for	P0122244	21015493	08/20/2024	192.85
00220786	08/30/2024	TYLER TECHNOLOGIES INC REMOTE PROJECT MANAGEMENT SERV	P0122273	045-480190	08/14/2024	1,600.00
00220787	08/30/2024	UNITED REPROGRAPHICS CYCLIST DISMOUNT SIGNS	P0122277	9119714-IN	03/25/2024	220.50
00220788	08/30/2024	US SPECIALTY INSURANCE CO Invoice # \$40.00	P0122190	100879385	07/31/2024	40.00
00220789	08/30/2024	WALTER E NELSON CO INVENTORY PURCHASES	P0122279	1006024	08/12/2024	5,114.28
00220790	08/30/2024	WASHINGTON FITNESS SERV INC Replaced new faceplate for tre	P0122261	W18602	08/25/2024	181.83
00220791	08/30/2024	WEGNER, KEN LEOFF1 Medicare		SEPT2024B	09/01/2024	170.10
00220792	08/30/2024	WEGNER, KEN LEOFF 1 Medical Expenses	P0122292	08282024	08/28/2024	140.40

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00220793	08/30/2024	WHEELER, DENNIS LEOFF1 Medicare		SEPT2024B	09/01/2024	164.90
					Total	<u>457,329.60</u>

CERTIFICATION OF CLAIMS

I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered, or the labor performed as described herein, that any advance payment is due and payable pursuant to a contract or is available as an option for full or partial fulfillment of a contractual obligation, and that the claim is a just, due and unpaid obligation against the City of Mercer Island, and that I am authorized to authenticate and certify to said claim.



\_\_\_\_\_  
Finance Director

I, the undersigned, do hereby certify that the City Council has reviewed the documentation supporting claims paid and approved all checks or warrants issued in payment of claims.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

Report	Checks	Date	Amount
Check Register	00220794-00220835	9/6/2024	<b>\$1,517,208.20</b>

## Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: 402000 - Water Fund-Admin Key</i>				
P0122309	00220806	DUNN LUMBER COMPANY	INVENTORY PURCHASES	627.48
<i>Org Key: 814074 - Garnishments</i>				
	00220800	CHAPTER 13 TRUSTEE	PR 09.06.2024	572.00
<i>Org Key: 814075 - Mercer Island Emp Association</i>				
	00220820	MI EMPLOYEES ASSOC	PR 09.06.2024	245.00
<i>Org Key: CA1100 - Administration (CA)</i>				
P0122302	00220817	MARTEN LAW	Invoice #44097266 Professional	810.00
<i>Org Key: CT1100 - Municipal Court</i>				
P0122306	00220812	INTERCOM LANGUAGE SERVICES INC	Intercom invoice 24-459	1,627.49
P0122305	00220796	Bradley Public Safety	Bradley Public Safety #083107P	1,350.00
<i>Org Key: FN1100 - Administration (FN)</i>				
P0122328	00220834	VERIZON WIRELESS	JUL 24-AUG 23, 2024 FIN & YFS	63.50
P0122328	00220834	VERIZON WIRELESS	JUL 24-AUG 23, 2024 FIN & YFS	53.15
P0122328	00220834	VERIZON WIRELESS	JUL 24-AUG 23, 2024 FIN & YFS	47.25
P0122328	00220834	VERIZON WIRELESS	JUL 24-AUG 23, 2024 FIN & YFS	42.25
P0122328	00220834	VERIZON WIRELESS	JUL 24-AUG 23, 2024 FIN & YFS	42.25
P0122328	00220834	VERIZON WIRELESS	JUL 24-AUG 23, 2024 FIN & YFS	42.25
<i>Org Key: FN2100 - Data Processing</i>				
P0122324	00220828	SAGE SOFTWARE INC	Renewal Sage Fixed Assets	2,390.24
P0122329	00220819	METROPRESORT	AUG 2024 E-SERVICE PORTAL ADMN	100.00
<i>Org Key: FN4501 - Utility Billing (Water)</i>				
P0122298	00220819	METROPRESORT	AUG 2024 PRNT & MAILING OF UTI	184.36
P0122298	00220819	METROPRESORT	AUG 2024 PRNT & MAILING OF UTI	127.79
P0122299	00220819	METROPRESORT	AUG 2024 PRNT & MAILING OF UTI	85.73
P0122329	00220819	METROPRESORT	AUG 2024 PRNT & MAILING OF UTI	84.01
P0122299	00220819	METROPRESORT	AUG 2024 PRNT & MAILING OF UTI	59.70
P0122329	00220819	METROPRESORT	AUG 2024 PRNT & MAILING OF UTI	58.48
P0122328	00220834	VERIZON WIRELESS	JUL 24-AUG 23, 2024 FIN & YFS	47.25
P0122328	00220834	VERIZON WIRELESS	JUL 24-AUG 23, 2024 FIN & YFS	42.25
<i>Org Key: FN4502 - Utility Billing (Sewer)</i>				
P0122298	00220819	METROPRESORT	AUG 2024 PRNT & MAILING OF UTI	184.37
P0122298	00220819	METROPRESORT	AUG 2024 PRNT & MAILING OF UTI	127.80
P0122299	00220819	METROPRESORT	AUG 2024 PRNT & MAILING OF UTI	85.73
P0122329	00220819	METROPRESORT	AUG 2024 PRNT & MAILING OF UTI	84.01
P0122299	00220819	METROPRESORT	AUG 2024 PRNT & MAILING OF UTI	59.70
P0122329	00220819	METROPRESORT	AUG 2024 PRNT & MAILING OF UTI	58.49
<i>Org Key: FN4503 - Utility Billing (Storm)</i>				
P0122298	00220819	METROPRESORT	AUG 2024 PRNT & MAILING OF UTI	184.37
P0122298	00220819	METROPRESORT	AUG 2024 PRNT & MAILING OF UTI	127.80
P0122299	00220819	METROPRESORT	AUG 2024 PRNT & MAILING OF UTI	85.72
P0122329	00220819	METROPRESORT	AUG 2024 PRNT & MAILING OF UTI	84.02
P0122299	00220819	METROPRESORT	AUG 2024 PRNT & MAILING OF UTI	59.69
P0122329	00220819	METROPRESORT	AUG 2024 PRNT & MAILING OF UTI	58.49

## Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: FR1100 - Administration (FR)</i>				
P0122311	00220833	SYSTEMS DESIGN WEST LLC	PCG SFY 2023 Cost Report Consu	7,500.00
<i>Org Key: FR2100 - Fire Operations</i>				
P0121713	00220807	EASTSIDE FIRE & RESCUE	Sept 2024 Contract Fee	656,228.84
<i>Org Key: GGM001 - General Government-Misc</i>				
P0122284	00220821	MILLIMAN INC	Actuarial Valuation Report Jan	33,750.00
<i>Org Key: GGM004 - Gen Govt-Office Support</i>				
P0122317	00220835	Xerox Financial Services	Copier Lease Fees INV 6192120	1,021.62
P0122317	00220835	Xerox Financial Services	Copier Lease Fees INV 6193718	327.42
P0122304	00220802	COMPLETE OFFICE	2303221-0 Extra Case for CPD	178.19
P0122301	00220814	KELLEY IMAGING SYSTEMS	Copier Supplies IN1725503	165.29
<i>Org Key: GGM100 - Emerg Incident Response</i>				
P0122300	00220811	HEARTLAND LLC	Invoice #1352Jul2024 - Profess	2,375.00
<i>Org Key: IGHS00 - Human Service Contracts</i>				
P0121435	00220801	CITY OF BELLEVUE	Human Services pooled contract	5,000.00
P0121435	00220801	CITY OF BELLEVUE	Human Services pooled contract	2,125.00
<i>Org Key: IGHS02 - Eastside Legal Aid Program</i>				
P0121435	00220801	CITY OF BELLEVUE	Human Services pooled contract	875.00
<i>Org Key: IGHS05 - King County Sexual Assault</i>				
P0121435	00220801	CITY OF BELLEVUE	Human Services pooled contract	1,000.00
<i>Org Key: IGHS07 - Domestic Violence</i>				
P0121435	00220801	CITY OF BELLEVUE	Human Services pooled contract	2,500.00
<i>Org Key: IS2100 - IGS Network Administration</i>				
P0122327	00220834	VERIZON WIRELESS	JUL 24-AUG 23, 2024 IT DEPT CI	277.74
P0122314	00220827	Ringsquared Telecom LLC	Long Distance Charges Aug 2024	84.00
P0122313	00220799	CENTURYLINK	333790219 Aug 21 - Sept 20 Ser	72.48
P0122313	00220799	CENTURYLINK	334045294 Aug 21 - Sept 20 Ser	72.48
P0122313	00220799	CENTURYLINK	333540238 Aug 21 - Sept 20 Ser	69.07
P0122313	00220799	CENTURYLINK	333964170 Aug 03 - Sept 02 Ser	57.58
P0122313	00220799	CENTURYLINK	334055001 Aug 03 - Sept 03 Ser	57.58
<i>Org Key: MT2100 - Roadway Maintenance</i>				
P0122325	00220825	PUGET SOUND ENERGY	Acct# 220014359958 June - Aug	88.38
P0122328	00220834	VERIZON WIRELESS	JUL 24-AUG 23, 2024 FIN & YFS	40.01
P0122325	00220825	PUGET SOUND ENERGY	Acct# 200008261139 June - Aug	26.58
<i>Org Key: MT2500 - ROW Administration</i>				
	00220795	BARNETT, JASON	REIMBURSEMENT: MILEAGE	64.59
<i>Org Key: MT4101 - Support Services - General Fd</i>				
P0122318	00220818	MERCER ISLAND REPORTER	PW RENEWAL OF MI REPORTER	116.00
<i>Org Key: MT4150 - Support Services - Clearing</i>				
P0122312	00220804	CRYSTAL AND SIERRA SPRINGS	PW WATER DELIVERY	508.41
P0122310	00220805	DATAQUEST LLC	Background Checks INV 23896	26.50

**Accounts Payable Report by GL Key**

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: MT4300 - Fleet Services</i>				
P0122319	00220794	AMERIGAS-1400	2024 PROPANE DELIVERY	1,676.88
<i>Org Key: MT4502 - Sewer Administration</i>				
P0120214	00220815	KING COUNTY TREASURY	2024 JAN-DEC MONTHLY SEWER CHA	476,701.50
<i>Org Key: MT6900 - Aubrey Davis Park Maint</i>				
P0122326	00220824	PAYBYPHONE TECHNOLOGIES INC	Billing Period AUGUST 2024	299.05
<i>Org Key: PA0101 - Recurring Parks Minor Capital</i>				
P0122307	00220810	GRAINGER	DRINKING WATER FOUNTAINS	18,385.55
<i>Org Key: PA0124 - Luther Burbank Boiler Bldg Roo</i>				
P0122184	00220816	KPFF CONSULTING ENGINEERS	LB Boiler Bldg Electrical Serv	11,257.83
<i>Org Key: PA0136 - Luther Burbank South Shoreline</i>				
P0118094	00220822	NEPTUNE GENERAL CONTRACTORS	22-35 Luther Burbank Park Sout	17,094.95
<i>Org Key: PA122B - LB Shoreline Access Improvemen</i>				
P0122184	00220816	KPFF CONSULTING ENGINEERS	LB Boiler Bldg Electrical Serv	2,046.88
P0120912	00220809	GEOENGINEERS INC	Luther Burbank Boiler Building	310.98
<i>Org Key: PA124B - LB Boiler Bldg City Portion</i>				
P0122184	00220816	KPFF CONSULTING ENGINEERS	LB Boiler Bldg Electrical Serv	1,315.86
<i>Org Key: PO1350 - Police Emergency Management</i>				
P0122316	00220830	SKYLINE COMMUNICATIONS INC	SEPT 2024 EOC INTERNET	220.55
<i>Org Key: PO1800 - Contract Dispatch Police</i>				
P0120207	00220823	NORCOM 911	2024 Q4	140,084.08
<i>Org Key: SU0108 - Comprehensive Pipeline R&amp;R Pro</i>				
P0119153	00220831	STAHELI TRENCHLESS CONSULTANTS	Basin 40 CIPP Sewer Lining Pro	765.00
<i>Org Key: SU0113 - SCADA System Replacement-Sewer</i>				
P0103284	00220797	BROWN AND CALDWELL CONSULTANTS	PH1 SCADA EQUIPMENT REPLACEMEN	6,456.77
<i>Org Key: SU0115 - Sewer Pipe Upsize</i>				
P0114350	00220832	Staheli Trenchless Consultants	21-48 Sewer Pipe Replacements	20,407.02
P0122303	00220808	FACET	MERCERDALE PARK TREE	1,464.50
<i>Org Key: SU0128 - Pump Station Improvements</i>				
P0121993	00220826	RH2 ENGINEERING INC	24-06 Sewer Pump Station 20	33,293.52
<i>Org Key: WU0100 - Emergency Water System Repairs</i>				
P0118703	00220803	CONFLUENCE ENGINEERING GRP LLC	Water System Reliability Actio	20,470.80
P0118703	00220803	CONFLUENCE ENGINEERING GRP LLC	Water System Reliability Actio	9,770.80
P0118703	00220803	CONFLUENCE ENGINEERING GRP LLC	Water System Reliability Actio	7,287.90
<i>Org Key: WU0128 - Reservoir Pump Replacement</i>				
P0111663	00220826	RH2 ENGINEERING INC	SERVICES DURING CONSTRUCTION A	4,950.57
<i>Org Key: YF1100 - YFS General Services</i>				
P0122310	00220805	DATAQUEST LLC	Background Checks INV 23897	26.50
<i>Org Key: YF1200 - Thrift Shop</i>				

**Accounts Payable Report by GL Key**

PO #	Check #	Vendor:	Transaction Description	Check Amount
P0122310	00220805	DATAQUEST LLC	Background Checks INV 23896	79.50
P0122328	00220834	VERIZON WIRELESS	JUL 24-AUG 23, 2024 FIN & YFS	47.25
P0122328	00220834	VERIZON WIRELESS	JUL 24-AUG 23, 2024 FIN & YFS	42.25
P0122328	00220834	VERIZON WIRELESS	JUL 24-AUG 23, 2024 FIN & YFS	42.25
<i>Org Key: YF2600 - Family Assistance</i>				
P0121435	00220801	CITY OF BELLEVUE	Human Services pooled contract	11,250.00
P0122321	00220829	SHOREWOOD #14885	Rental assistance for EA clien	1,711.00
P0122323	00220813	KC HOUSING AUTHORITY	Rental assistance for EA clien	223.00
P0122322	00220829	SHOREWOOD #14885	Utility assistance for EA clie	202.58
<i>Org Key: YF2850 - Federal SPF Grant</i>				
P0122320	00220798	CACTUS PRODUCTIONS	Year 3 Contract month 8/8 - HY	4,812.50
Total				1,517,208.20

**Accounts Payable Report by Check Number**

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00220794	09/06/2024	AMERIGAS-1400 2024 PROPANE DELIVERY	P0122319	3167325314	08/09/2024	1,676.88
00220795	09/06/2024	BARNETT, JASON REIMBURSEMENT: MILEAGE		08292024	08/29/2024	64.59
00220796	09/06/2024	Bradley Public Safety Bradley Public Safety #083107P	P0122305	083107P-24	09/01/2024	1,350.00
00220797	09/06/2024	BROWN AND CALDWELL CONSULTANTS PH1 SCADA EQUIPMENT REPLACEMENT	P0103284	14532138	08/15/2024	6,456.77
00220798	09/06/2024	CACTUS PRODUCTIONS Year 3 Contract month 8/8 - HY	P0122320	1297	08/20/2024	4,812.50
00220799	09/06/2024	CENTURYLINK 334055001 Aug 03 - Sept 03 Ser	P0122313	AUG-SEP2024	08/21/2024	329.19
00220800	09/06/2024	CHAPTER 13 TRUSTEE PR 09.06.2024		PR 09.06.2024	09/06/2024	572.00
00220801	09/06/2024	CITY OF BELLEVUE Human Services pooled contract	P0121435	49775	06/30/2024	22,750.00
00220802	09/06/2024	COMPLETE OFFICE 2303221-0 Extra Case for CPD	P0122304	2303221-0	08/16/2024	178.19
00220803	09/06/2024	CONFLUENCE ENGINEERING GRP LLC Water System Reliability Actio	P0118703	10-0424MIWSRAP	04/30/2024	37,529.50
00220804	09/06/2024	CRYSTAL AND SIERRA SPRINGS PW WATER DELIVERY	P0122312	14555831	08/03/2024	508.41
00220805	09/06/2024	DATAQUEST LLC Background Checks INV 23896	P0122310	23896/23897	08/31/2024	132.50
00220806	09/06/2024	DUNN LUMBER COMPANY INVENTORY PURCHASES	P0122309	10113127	07/19/2024	627.48
00220807	09/06/2024	EASTSIDE FIRE & RESCUE Sept 2024 Contract Fee	P0121713	6326	09/04/2024	656,228.84
00220808	09/06/2024	FACET MERCERDALE PARK TREE INVENTORY	P0122303	0057189	08/14/2024	1,464.50
00220809	09/06/2024	GEOENGINEERS INC Luther Burbank Boiler Building	P0120912	0199574	08/09/2024	310.98
00220810	09/06/2024	GRAINGER DRINKING WATER FOUNTAINS	P0122307	9224740242	08/22/2024	18,385.55
00220811	09/06/2024	HEARTLAND LLC Invoice #1352Jul2024 - Profess	P0122300	1352JUL2024	08/28/2024	2,375.00
00220812	09/06/2024	INTERCOM LANGUAGE SERVICES INC Intercom invoice 24-459	P0122306	24-459	08/31/2024	1,627.49
00220813	09/06/2024	KC HOUSING AUTHORITY Rental assistance for EA clien	P0122323	09032024	09/03/2024	223.00
00220814	09/06/2024	KELLEY IMAGING SYSTEMS Copier Supplies IN1725503	P0122301	IN1725503	08/29/2024	165.29
00220815	09/06/2024	KING COUNTY TREASURY 2024 JAN-DEC MONTHLY SEWER CHA	P0120214	30039153	09/01/2024	476,701.50
00220816	09/06/2024	KPFF CONSULTING ENGINEERS LB Boiler Bldg Electrical Serv	P0122184	531573-2	08/20/2024	14,620.57
00220817	09/06/2024	MARTEN LAW Invoice #44097266 Professional	P0122302	44097266	08/26/2024	810.00
00220818	09/06/2024	MERCER ISLAND REPORTER PW RENEWAL OF MI REPORTER	P0122318	MI-431188-0824	08/01/2024	116.00
00220819	09/06/2024	METROPRESORT AUG 2024 E-SERVICE PORTAL ADMI	P0122329	IN670319	09/03/2024	1,900.26



**Accounts Payable Report by Check Number**

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00220820	09/06/2024	MI EMPLOYEES ASSOC PR 09.06.2024		PR 09.06.2024	09/06/2024	245.00
00220821	09/06/2024	MILLIMAN INC Actuarial Valuation Report Jan	P0122284	3FPW010824	08/27/2024	33,750.00
00220822	09/06/2024	NEPTUNE GENERAL CONTRACTORS 22-35 Luther Burbank Park Sout	P0118094	09042024	09/04/2024	17,094.95
00220823	09/06/2024	NORCOM 911 2024 Q4	P0120207	0001769	09/01/2024	140,084.08
00220824	09/06/2024	PAYBYPHONE TECHNOLOGIES INC Billing Period AUGUST 2024	P0122326	INVPBP-US1078	08/31/2024	299.05
00220825	09/06/2024	PUGET SOUND ENERGY Acct# 220014359958 June - Aug	P0122325	JUNE-AUGUST 2024	08/23/2024	114.96
00220826	09/06/2024	RH2 ENGINEERING INC 24-06 Sewer Pump Station 20	P0111663	97233	08/16/2024	38,244.09
00220827	09/06/2024	Ringsquared Telecom LLC Long Distance Charges Aug 2024	P0122314	IN233826	09/03/2024	84.00
00220828	09/06/2024	SAGE SOFTWARE INC Renewal Sage Fixed Assets	P0122324	2002722726	08/29/2024	2,390.24
00220829	09/06/2024	SHOREWOOD #14885 Utility assistance for EA clie	P0122321	SEPT2024	09/04/2024	1,913.58
00220830	09/06/2024	SKYLINE COMMUNICATIONS INC SEPT 2024 EOC INTERNET	P0122316	IN47916	09/01/2024	220.55
00220831	09/06/2024	STAHელი TRENCHLESS CONSULTANTS Basin 40 CIPP Sewer Lining Pro	P0119153	24-187	08/13/2024	765.00
00220832	09/06/2024	Staheli Trenchless Consultants 21-48 Sewer Pipe Replacements	P0114350	24-186	08/13/2024	20,407.02
00220833	09/06/2024	SYSTEMS DESIGN WEST LLC PCG SFY 2023 Cost Report Consu	P0122311	WAGEMT2314	08/30/2024	7,500.00
00220834	09/06/2024	VERIZON WIRELESS JUL 24-AUG 23, 2024 FIN & YFS	P0122328	9972164340	08/23/2024	829.65
00220835	09/06/2024	Xerox Financial Services Copier Lease Fees INV 6193718	P0122317	6192120/6193718	09/04/2024	1,349.04
					Total	<u>1,517,208.20</u>



# CITY COUNCIL MINUTES REGULAR HYBRID MEETING SEPTEMBER 3, 2024

Item 4.

## CALL TO ORDER & ROLL CALL

Mayor Salim Nice called the Regular Hybrid Meeting to order at 5:00 pm in the Slater Room Council Chambers at the Mercer Island Community & Event Center, 8236 SE 24<sup>th</sup> Street, Mercer Island, Washington.

Mayor Salim Nice, Deputy Mayor Dave Rosenbaum, and Councilmembers Jake Jacobson Craig Reynolds, and Ted Weinberg attended in person. Councilmembers Lisa Anderl and Wendy Weiker attended via Zoom.

## PLEDGE OF ALLEGIANCE

The City Council delivered the Pledge of Allegiance.

## AGENDA APPROVAL

It was moved by Weinberg; seconded by Jacobson to:

**Approve the agenda as presented.**

PASSED: 7-0

FOR: 7 (Anderl, Jacobson, Nice, Rosenbaum, Reynolds, Weiker, and Weinberg)

## CITY MANAGER REPORT

City Manager Jessi Bon reported on the following items:

- **Council, Boards & Commission Meetings:** Next City Council Meeting – September 17 at 5:00 pm, Parks & Recreation Commission – September 5 at 5:00 pm, Utility Board – September 10 at 5:00 pm, and Arts Council – September 16 at 5:30 pm.
- **City Services Updates:**
  - Summer recap – Thank you to everyone who participated in the numerous summer events including Mostly Music in the Park, Summer Celebration, Shakespeare in the Park, Juneteenth and Pride in the Park! Thank you to all of the Summer event sponsors!
- **Upcoming Events:**
  - Art Uncorked on September 7 from 3:00 – 7:00 pm.
  - Mid-Autum Festival on September 22 from 10:00 am – 2:00 pm.
- **News:** Welcome Officer Luke Bonagofsko who recently graduated from the Law Enforcement Academy and was sworn in by Chief Sutter.

## APPEARANCES

Carolyn Boatsman, Mercer Island, spoke about the Comprehensive Plan.

Daniel Thompson, Mercer Island, spoke about the Comprehensive Plan.

## CONSENT AGENDA

Councilmember Jacobson requested removal of AB 6533: Luther Burbank Sport Courts Renovation Change Order Appropriation from the Consent Agenda. Mayor Nice moved it to the first item of Regular Business.

## AB 6520: July 12, 2024 Payroll Certification

**Recommended Action:** Approve the July 12, 2024 Payroll Certification in the amount of \$1,020,781.37 and authorize the Mayor to sign the certification on behalf of the entire City Council.

**AB 6521: July 26, 2024 Payroll Certification**

**Recommended Action:** Approve the July 26, 2024 Payroll Certification in the amount of \$871,077.18 and authorize the Mayor to sign the certification on behalf of the entire City Council.

**AB 6522: August 9, 2024 Payroll Certification**

**Recommended Action:** Approve the August 9, 2024 Payroll Certification in the amount of \$873,073.19 and authorize the Mayor to sign the certification on behalf of the entire City Council.

**AB 6523: August 23, 2024 Payroll Certification**

**Recommended Action:** Approve the August 23, 2024 Payroll Certification in the amount of \$854,156.34 and authorize the Mayor to sign the certification on behalf of the entire City Council.

**Certification of Claims:**

- A. Check Register | 00220310-00220355 | 7/12/2024 | \$460,378.24
- B. Check Register | 00220356-00220410 | 7/19/2024 | \$972,012.63
- C. Check Register | 00220411-00220472 | 7/26/2024 | \$437,459.55
- D. Check Register | 00220473-00220554 | 8/02/2024 | \$1,688,049.36
- E. Check Register | 00220555-00220596 | 8/09/2024 | \$919,896.63
- F. Check Register | 00220597-00220641 | 8/16/2024 | \$814,794.12
- G. Check Register | 00220643-00220714 | 8/23/2024 | \$1,866,813.15
- H. EFT Payments | June 2024 | \$2,514,746.54

**Recommended Action:** Certify that the City Council has reviewed the documentation supporting claims paid and approved all checks or warrants issued in payment of claims.

**City Council Regular Hybrid Meeting Minutes of July 16, 2024**

**Recommended Action:** Approve the City Council Regular Hybrid Meeting Minutes of July 16, 2024.

**AB 6524: National Recovery Month Proclamation No. 341**

**Recommended Action:** Approve Proclamation No. 341 proclaiming September 2024 as National Recovery Month on Mercer Island.

**AB 6525 National Preparedness Month Proclamation, No. 342**

**Recommended Action:** Approve Proclamation No. 342 proclaiming September 2024 National Preparedness Month in Mercer Island.

**AB 6526: Hunger Action Month Proclamation No. 343**

**Recommended Action:** Approve Proclamation No. 343 proclaiming September 2024 as Hunger Action Month on Mercer Island.

**AB 6531: Ratification of MOU with AFSCME Regarding Certification Pay**

**Recommended Action:** Ratify the July 2024 Memorandum of Understanding by and between the City of Mercer Island and the Washington State Council of County and City Employees, AFSCME, SFL-CIO Local #21-M regarding certification pay.

**AB 6532: Ratification of Proclamation No. 344 Ending Local Emergencies**

**Recommended Action:** Ratify Proclamation No. 344 ending the local emergencies issued by the City

Manager on April 3, 2024 and May 1, 2024.

### **AB 6535: Childhood Cancer Awareness Month Proclamation No. 345**

**Recommended Action:** Approve Proclamation No. 345 Proclaiming September 2024 as Childhood Cancer Awareness Month on Mercer Island.

It was moved by Weinberg; seconded by Reynolds to:

**Approve the Consent Agenda as amended, and the recommended actions contained therein.**

PASSED: 7-0

FOR: 7 (Anderl, Jacobson, Nice, Rosenbaum, Reynolds, Weiker, and Weinberg)

## **REGULAR BUSINESS**

### **AB 6533: Luther Burbank Sport Courts Renovation Change Order Appropriation**

City Council discussed the change order appropriation and asked questions of staff.

It was moved by Jacobson seconded by Reynolds to:

**Appropriate \$264,912 from available ARPA funds to remediate subgrade failure and finish constructing the Luther Burbank Park Sport Courts Renovation.**

MAIN MOTION PASSED: 7-0

FOR: 7 (Anderl, Jacobson, Nice, Reynolds, Rosenbaum, Weiker, and Weinberg)

### **AB 6528: Bond Ordinance Authorizing the Issuance of One or More Series of Limited Tax General Obligation and Refunding Bonds to Finance and Refinance Projects of the Water Utility (Ord. No. 24-09, First Reading)**

Finance Director Matt Mornick spoke about the recommendation to finance the Water Utility through issuance of Limited Tax General Obligation (LTGO) Bonds, provided an overview of the water distribution system from source through distribution, discussed the historical way of 'pay-as-you-go' funding for the water utility, and how staff and the Utility Board strategized how to implement and pay for major water infrastructure projects. He discussed about the key financing considerations to balance water infrastructure and operational needs, how selected capital projects are well-suited for outside funding, and the recommendation to issue a not to exceed amount of \$29,000,000 in LTGO Bonds.

Chief of Operations Jason Kintner presented upcoming Water Utility projects including:

- Water Reservoir Improvements – structural improvements and recoating inside and outside of both tanks. Work is on track for completion of Q2 2025.
- 2023 Water System Improvements – installation of 6,660 linear feet of new ductile iron water main on the northwest portion of the island.
- 2024 Water System Improvements – replacement of 3,500 linear feet of old cast iron water mains with 8-inch ductile iron mains in prioritized locations.
- AC Water Main Replacement – new ongoing program to systematically replace antiquated asbestos cement (AC) water mains with ductile iron mains.
- Advanced Water Meters – replace ~7,900 old water meters with new advanced metering infrastructure.
- Pressure Reducing Valves (PRV) – ongoing program to systematically replace PRV stations.

Finance Director Mornick presented the recommendation of approval of the bond ordinance to issue LTGO Bonds to finance the Water Utility and spoke about next steps.

City Council discussed the proposal and asked questions.

It was moved by Rosenbaum; seconded by Weinberg to:

**Schedule Ordinance No. 24-09 for second reading and adoption at the September 17, 2024 City Council meeting.**

MOTION PASSED: 7-0

FOR: 7 (Anderl, Jacobson, Nice, Reynolds, Rosenbaum, Weiker, and Weinberg)

**AB 6519: 2024 Comprehensive Plan Periodic Update: City Council Deliberations on the Proposed Amendments and Direction to Staff to Prepare the 2024 City Council Draft Comprehensive Plan**

CPD Director Jeff Thomas spoke about the process for deliberations and provided an update on the work that has been completed since the July 16 City Council meeting. He spoke about the packet materials including a City Council Amendment Matrix, an Agency/City Amendment Matrix, and an updated Question and Answer Matrix that were sent to the City Council on August 21. He presented the six proposed motions, the proposed meeting dates and times for the ad-hoc committee if formed, and the comments that were received from outside agencies and staff findings in response to those agency comments.

It was moved by Reynolds; seconded by Rosenbaum to:

**Direct staff to incorporate all approved amendments into the 2024 City Council Draft Comprehensive Plan and make this draft available for public review and comment for a period of not less than thirty (30) calendar days prior to the City Council completing the first reading of an adopting ordinance scheduled for November 5, 2024.**

MOTION PASSED: 7-0

FOR: 7 (Anderl, Jacobson, Nice, Rosenbaum, Reynolds, Weiker, and Weinberg)

It was moved by Rosenbaum; seconded by Weinberg to:

**Form an Ad-Hoc Committee comprised of Councilmembers Reynolds and Weinberg and Mayor Nice to work with staff to formulate recommendations on the proposed Economic Development Element amendments contained in Exhibit 1 as well as any other proposed amendments referred by the City Council. The Ad-Hoc Committee shall commence work immediately and present their recommendations to the full City Council at the September 17, 2024 Regular City Council meeting.**

It was moved by Jacobson; seconded by Weiker to:

**Add Mercer Island Chamber of Commerce Executive Director or her designee to the Ad-Hoc Committee, if available.**

MOTION PASSED: 7-0

FOR: 7 (Anderl, Jacobson, Nice, Rosenbaum, Reynolds, Weiker, and Weinberg)

MAIN MOTION PASSED AS AMENDED: 7-0

FOR: 7 (Anderl, Jacobson, Nice, Rosenbaum, Reynolds, Weiker, and Weinberg)

It was moved by Rosenbaum; seconded by Jacobson to:

**Approve the recommended amendments and findings to respond to agency comments as well as the City staff proposed amendments in Exhibit 2.**

It was moved by Reynolds seconded by Weinberg to:

**Remove AC-9 and remand it to the Ad-Hoc Committee.**

MOTION FAILED: 2-5

FOR: 2 (Reynolds and Weinberg)

AGAINST: 5 (Anderl, Jacobson, Nice, Rosenbaum, and Weiker)

MAIN MOTION PASSED: 7-0

FOR: 7 (Anderl, Jacobson, Nice, Rosenbaum, Reynolds, Weiker, and Weinberg)

It was moved by Weinberg; seconded by Rosenbaum to:

**Approve the City Council non-substantive proposed amendments in Exhibit 3A except CC-16, CC-44, CC-31, CC-125, and CC-145.**

MOTION PASSED: 7-0

FOR: 7 (Anderl, Jacobson, Nice, Rosenbaum, Reynolds, Weiker, and Weinberg)

It was moved by Jacobson; seconded by Weinberg to:

**Move items CC-16, CC-44, CC-31, CC-125, and CC-145 from Exhibit 3A to the end of Exhibit 3B.**

MOTION PASSED: 7-0

FOR: 7 (Anderl, Jacobson, Nice, Rosenbaum, Reynolds, Weiker, and Weinberg)

City Council was in recess from 6:37 – 6:43 pm.

City Council reviewed the City Council substantive amendments and provided consensus on which items to move forward to the 2024 City Council Draft Comprehensive Plan or to be referred to the Ad-Hoc Committee for further review to return to the City Council on September 17.

City Council was in recess from 8:37 – 8:54 pm.

It was moved by Weinberg; seconded by Rosenbaum to:

**Approve the City Council substantive proposed substantive amendments Log Nos.:**

- **CC-79**
- **CC-5**
- **CC-43 – Amend to add “at least” after maintaining**
- **CC-60**
- **CC-67**
- **CC-70**
- **CC-12**
- **CC-14 – Strike “commercial office” from goal 15.3**
- **CC-47**
- **CC-49 – Strike 16.6**
- **CC-50**
- **CC-51**
- **CC-52**
- **CC-53**
- **CC-21**
- **CC-25**
- **CC-26 – Only to remove reference to “CO Zone”**
- **CC-32**
- **CC-33 – Add “consider ways to” to beginning of goals 2.3 and 2.4**
- **CC-39 – Strike ‘multifamily’ and substitute “residential” before development standards**
- **CC-4**
- **CC-128**
- **CC-81**
- **CC-129**
- **CC-130 – Delete goal 5.4**
- **CC-85 – Strike “require adequate parking and other” and add “evaluate” automobile**
- **CC-119**
- **CC-121**
- **CC-82**
- **CC-83 – Add in “consideration of” and change “material” to “significate”**
- **CC-123**
- **CC-124**
- **CC-135**
- **CC-98 – Strike “over the west channel bridge”**
- **CC-142**
- **CC-144**
- **CC-114**
- **CC-16 – Amend 18.11 to change “people in” to “residents of”**
- **CC-44**

**in Exhibit 3B.**

MOTION PASSED: 7-0

FOR: 7 (Anderl, Jacobson, Nice, Rosenbaum, Reynolds, Weiker, and Weinberg)

It was moved by Weinberg; seconded by Reynolds to:

**In addition to the proposed Economic Development Element items already referred, move to refer City Council substantive proposed amendments Log No. CC-88 – to consider adopting the Town Center Parking Plan by reference, in Exhibit 3B, to the Ad-Hoc Committee.**

MOTION PASSED: 7-0

FOR: 7 (Anderl, Jacobson, Nice, Rosenbaum, Reynolds, Weiker, and Weinberg)

**OTHER BUSINESS**

**Councilmember Absences and Reports**

Councilmember Reynolds thanked staff for all of the work on the Comprehensive Plan and thanked the Utility Billing staff for the service they provided with a recent leak at his residence.

City Council was in recess from 11:01 pm to 11:08 pm.

**EXECUTIVE SESSION**

At 11:08 pm, Mayor Nice convened an Executive Session in Room 104 at the Mercer Island Community & Event Center, 8236 SE 24th Street, Mercer Island, WA and via Microsoft Teams.

The Executive Session was for planning or adopting the strategy or position to be taken by the City Council during the course of any collective bargaining, professional negotiations, or grievance or mediation proceedings, or reviewing the proposals made in the negotiations or proceedings while in progress pursuant to RCW 42.30.140(4)(b) and to review the performance of a public employee pursuant to RCW 42.30.110(1)(g)

Mayor Salim Nice, Deputy Mayor Dave Rosenbaum, and Councilmembers Jake Jacobson, Craig Reynolds, and Ted Weinberg participated in person. Councilmember Wendy Weiker attended via Microsoft Teams. Councilmember Lisa Anderl was absent.

Mayor Nice adjourned the Executive Session at 11:40 pm.

**ADJOURNMENT**

The Regular Hybrid Council Meeting adjourned at 11:40 pm.

\_\_\_\_\_  
Salim Nice, Mayor

Attest:

\_\_\_\_\_  
Andrea Larson, City Clerk



# BUSINESS OF THE CITY COUNCIL CITY OF MERCER ISLAND

**AB 6534**  
**September 17, 2024**  
**Consent Agenda**

## AGENDA BILL INFORMATION

<b>TITLE:</b>	AB 6534: Glenhome Water Main Easement Release (5602 East Mercer Way)	<input type="checkbox"/> Discussion Only <input checked="" type="checkbox"/> Action Needed: <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution
<b>RECOMMENDED ACTION:</b>	Approve partial release of easement.	

<b>DEPARTMENT:</b>	Public Works
<b>STAFF:</b>	Jason Kintner, Chief of Operations Patrick Yamashita, City Engineer/Deputy PW Director
<b>COUNCIL LIAISON:</b>	n/a
<b>EXHIBITS:</b>	<ol style="list-style-type: none"> <li>1. Request to Partially Release Water Easement</li> <li>2. 1960 Water Easement</li> <li>3. New and Old Water Main Location</li> <li>4. Draft Partial Release of Water Main Easement</li> </ol>
<b>CITY COUNCIL PRIORITY:</b>	n/a

<b>AMOUNT OF EXPENDITURE</b>	\$ n/a
<b>AMOUNT BUDGETED</b>	\$ n/a
<b>APPROPRIATION REQUIRED</b>	\$ n/a

## EXECUTIVE SUMMARY

The purpose of this agenda bill is to present a request on behalf of a property owner to release the portion of unused public water main easement crossing 5602 East Mercer Way. Refer to Exhibit 1 for the request and related information. This agenda bill will:

- Provide background on the existing easement.
- Explain why the release is being requested.
- Explain why there is no need for the easement.

## BACKGROUND

The owners of the property located at 5602 East Mercer Way are requesting the release of a portion of water main easement that crosses the property. This easement (see Exhibit 2) was granted to King County Water District No. 93 in 1960 when residents of the neighborhood constructed the original water system in the Glenhome neighborhood, and the water district owned and maintained it. The City of Mercer Island acquired the water district in 1966 and became the beneficiary of the easement and water main. In 2017, the City began the design of an upgrade to the water system to replace the aging infrastructure and improve fire flow.



These improvements required new easements since existing easements were not sufficient. City staff worked with residents in the neighborhood to obtain the necessary easements including the owner of 5602 East Mercer Way. The City's watermain project construction concluded in 2018. The expected service life of the watermain is 75 to 100 years. The previous easement on the property at 5602 East Mercer Way is no longer needed to adequately serve the neighborhood.

## **ISSUE/DISCUSSION**

The new water system improvements were constructed in 2018 utilizing a combination of new and existing easements. A portion of the 1960 easement crossing the requestor's property at 5602 East Mercer Way was not needed for the construction since a better route was identified using other easements (Exhibit 3). The requestor wishes to replace their aging carport that currently encroaches into the 1960 easement. However, by code, structures such as buildings and carports cannot be constructed within easements. The owner cannot proceed with the building permit process for the carport as designed unless the easement is released. Based on the location of the new water system improvements, there is no need to retain the portion of the 1960 easement being requested for release. Refer to Exhibit C of Exhibit 1 for location. Public Works operations and engineering staff support this request and have determined there is no longer a need for the easement.

## **NEXT STEPS**

Following the City Council's approval, staff anticipates the following next steps:

- Final review of the easement release in Exhibit 3 by the City Attorney.
- Execution of the easement release and recording with the King County Department of Records

## **RECOMMENDED ACTION**

Authorize the City Manager to release a portion of easement (recording number 5183236) through a partial release of easement to be approved by the City Attorney substantially in the form of Exhibit 4.

Sharon K. Falkner  
5602 E Mercer Way, Mercer Island, WA 98040  
206-491-3600  
[skfgolf6@hotmail.com](mailto:skfgolf6@hotmail.com)

updated August 20, 2024

City of Mercer Island, Council Members  
9611 SE 36th Street  
Mercer Island, WA 98040

**RE: 5602 East Mercer Way**

Dear Council Member:

I, Sharon K. Falkner, am the Trustee (“TTEE”) of the NGC Family Trust, a trust created by my late husband’s estate plan. The Trust and I co-own the real property located at 5602 East Mercer Way, parcel number 192405-9108 (“Property”). We are writing to request approval for the City of Mercer Island (“City”) to relinquish a small portion of a water utility easement that encumbers the Property.

**Background**

In 1960, the owners of several properties that comprise Glenhome Lane granted a water utility easement for a water main line loop that ran roughly in the middle of Glenhome Lane (a private road). At that time, Glenhome Lane was a gravel road. The homeowners built the water main, which was then connected to the main at East Mercer Way installed by King County Water District No. 93. The homeowners built a service lateral spur from the Glenhome Lane water main line to provide water service from the main to four homes. That old spur runs under the carport of the Property.

The City abandoned this service lateral spur when it constructed a new 8-inch water main line under the middle of Glenhome Lane in 2018 as part of the Water Facility Design Centerline Project (the “Project”) to update the water system. Instead of constructing a new service lateral within the area of the existing 1960 easement, the City chose to build a new service lateral within a driveway approach to provide water service to the homes. The abandoned spur that runs under the Property’s carport was sealed and has not been used since 2018. Further, as part of the 2018 Project, the owners granted a new easement to the City for the as-built Project.

**Request**

The Property owners request that the City partially relinquish and release the 1960 easement related to the abandoned service lateral spur, as to the Property only. The 1960 easement, which is no longer necessary in light of the as-built 2018 Project and new easement, burdens the Property. The 1960 easement is preventing the replacement and realignment of the Property’s aging carport.

Please find enclosed for your review a proposed **Partial Relinquishment of Utilities Easement** with Exhibits A to C. The Property owners request that the City relinquish that portion of the 1960 easement related to the abandoned spur, as to the Property only. The portion of the 1960 easement to be relinquished is shown on Exhibit C of the proposed recordable document.

### Consideration

The property owners have already granted a new easement to the City for the as-built Centerline Project. That new easement essentially replaces the 1960 easement. The Owners request that the City relinquish the now unnecessary and unduly burdensome 1960 easement as to the Property only.

This request to relinquish the 1960 easement over the Property is beneficial to the City of Mercer Island for the following reasons:

1. Relinquishing the small portion from the easement will ensure that the City's granted easements reflect the accurate, as-built 2018 water main project.
2. Relinquishing the small portion from the easement will ensure that the City's granted easements do not continue to encumber a property for service laterals that have been abandoned and sealed.
3. Relinquishing the small portion from the easement will allow the City to approve a building permit application for a replacement carport that will promote safety and aesthetics.

This request benefits the property owners, Sharon K. Falkner and NGC Family Trust, for the following reasons:

1. The easement stemming from the abandoned service lateral spur now causes a considerable burden to the Property. The abandoned spur/easement runs under the Property's carport and unfortunately prevents the owners from being able to replace the aging carport (built circa 1962).
2. The owners are anxious to continue to maintain the home and property to a safe and attractive standard.

Please let me know if you need additional information or have questions about this request.

Sincerely,

*Sharon K. Falkner*

Sharon K. Falkner, Co-Owner

Sharon K. Falkner, as TTEE of the NGC Family Trust, Co-Owner

Enclosures

**CITY OF MERCER ISLAND**  
**COMMUNITY PLANNING & DEVELOPMENT**  
 9611 SE 36TH STREET | MERCER ISLAND, WA 98040  
 PHONE: 206.275.7605 | [www.mercergov.org](http://www.mercergov.org)



Inspection Requests: Online: [www.mybuildingpermit.com](http://www.mybuildingpermit.com) VM: 206.275.7730

**PUBLIC EASEMENT MODIFICATION AND EXTINGUISHMENT APPLICATION**

<b>A P P L I C A N T</b>	SITE ADDRESS: 5602 E Mercer Way, Mercer Island, WA 98040	APPLICATION TYPE: (PLEASE CHECK BOX) <input type="checkbox"/> MODIFICATION <input checked="" type="checkbox"/> EXTINGUISHMENT
	MAILING ADDRESS: 5602 E Mercer Way, Mercer Island, WA 98040	PARCEL ID # <b>1924059108</b>
	LIST ALL OWNERS: (DESCRIBE WHETHER SINGLE, HUSBAND AND WIFE, CORP., CO., LLC, ETC.) Sharon K. Falkner, a single woman NGC Family Trust	PHONE: 206-491-3600 EMAIL: <b>skfgolf6@hotmail.com</b>
	FULL LEGAL DESCRIPTION: (ATTACH ADDITIONAL SHEETS AS NECESSARY OR COPY OF TITLE REPORT) See Exhibit A, attached	
	DESCRIPTION: Owners request relinquishment and release of a 1960 water utility easement, as to their property only. The easement stems from an old service lateral line that was abandoned by the City as part of the 2017-2018 Water Facility Design Centerline Project in Glenhome. Owners have already granted the City a new easement for the "as built" project.	

**Application Procedure**

This is an application for consideration only. The City Council is the decision authority for approval of the public easement modification and, or extinguishment application.

1. The applicant submits a formal request along with all required documents listed below.
2. City reviews the application and documents.
3. City determines if the submitted documents are sufficient or additional documents required.
4. City staff prepares the agenda to add to City Council Meeting Agendas.
5. City Council makes final decisions.

**Submittal Requirements**

In addition to the items listed below, the city staff may require the submission of any documentation reasonably necessary during the process.

1. A formal memo including the background on the easements, information on the request, and consideration offered.
2. The survey plans showing the locations and limits of the existing public easements.
3. The legal descriptions of the existing public easements.
4. The recorded existing public easement documents.
5. The reasons and issues for modifications and, or extinguishment of the existing public easement.
6. The benefits to the Public Works Operations for modifying and or eliminating the existing public easements.
7. If the request is for modifications to the existing public easements, provide recordable exhibits and legal descriptions of the proposed modified public easements.
8. Any other reasonable documents as requested by the city staff.

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be met whether specified herein or not. The approval of an agreement does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

  
 Signature of Owner/Authorized Agent

5-21-24  
 Date

SHARON K. FALKNER  
 Printed Name of Owner/Authorized Agent

When recorded return to:  
City of Mercer Island  
Attn: City Attorney  
9611 SE 36th Street  
Mercer Island, WA 98040

Reference No. 5183236

**PARTIAL RELINQUISHMENT OF UTILITIES EASEMENT**

<b>Reference #s of Documents Released or Assigned:</b>	5183236
<b>Grantor:</b>	Sharon K. Falkner and NGC Family Trust
<b>Grantee:</b>	City of Mercer Island
<b>Abbreviated Legal Description of Grantee Property:</b>	WATER UTILITY EASEMENT under portion of Grantor’s property
<b>Full Legal Description of Grantor Property:</b>	Exhibit “A”
<b>Assessor’s Tax Parcel Number:</b>	1924059108

This Partial Relinquishment of a Utilities Easement (this “**Agreement**”) is entered by and between the City of Mercer Island, a municipal corporation of the State of Washington (“**Mercer Island**”) and Sharon K. Falkner and the NGC Family Trust (the “**Owners**”).

**RECITALS**

- A. Owners are the owners in fee of that certain real property situated in King County, Washington (the “**Property**”) legally described on Exhibit A attached hereto and incorporated herein.
- B. The Property and other properties are burdened by an easement, granted in 1960, to the King County Water District No. 93 for water utility purposes under Recording No. 5183236 of the Official Records of King County (the “**1960 Easement**”), attached and incorporated herein as Exhibit B. The property owners had constructed an unsurveyed loop water main, fire hydrants, and appurtenances that were conveyed to the King County Water District No. 93 at the same time the 1960 Easement was granted.

- C. Mercer Island is a municipal corporation of the State of Washington and is the successor in interest to the King County Water District No. 93.
- D. When Mercer Island installed the new water main and service laterals as part of the Water Facility Design Centerline Project (the “**Project**”) in 2018, the existing 1960 Easement was not utilized for a service lateral as planned. The Project instead was revised to construct a new 4-inch service lateral line within a driveway approach. The prior service lateral that runs underneath the existing carport on the Property was abandoned. It is this abandoned portion of the 1960 Easement that Mercer Island has agreed to relinquish and release. Exhibit C, depicts the location of the 1960 Easement.
- E. Mercer Island agrees to relinquish and release that portion of the 1960 Easement as shown on Exhibit C because Owners have already granted to Mercer Island a new easement on the Property for the Project “as built” under Recording No. 20170810000888 of the Official Records of King County.

### AGREEMENT

NOW, THEREFORE, in consideration of the foregoing recitals, which are incorporated herein by reference, and for other valuable consideration the sufficiency of which is agreed upon by the parties, the parties hereby agree as follows:

1. Description of 1960 Easement. The Property is currently subject to the 1960 Easement, but the parties desire to release the Property from the 1960 Easement while otherwise keeping the 1960 Easement in place with respect to all other burdened properties under the easement.
2. Release of 1960 Easement. Mercer Island hereby releases and relinquishes all of its rights, title, and interest in, to, and under the 1960 Easement with respect to the Property and agrees to the release of the 1960 Easement as an encumbrance against the Property only, provided, however, that nothing herein shall be construed as a release of the other properties burdened by the 1960 Easement. A graphical depiction of the location of the 1960 Easement on the Property is shown on Exhibit C.
3. Integration. This Agreement embodies the entire understanding of the parties and there are no further or other agreements or understandings, written or oral, in effect between the parties regarding the subject matter hereof and Mercer Island accepts the partial relinquishment and release of the 1960 Easement.
4. Amendment. This Agreement may not be amended or modified except in writing signed by each of the parties hereto.
5. Counterparts. This Agreement may be executed in counterparts, which when taken together, shall constitute one Agreement. However, this Agreement shall not be effective unless and until each counterpart signature has been obtained.

6. Governing Law. This Agreement shall be governed by the laws of the State of Washington.
7. Authorized Signature. Each party to this Agreement warrants and represents to the other party that the individual signing this Agreement on behalf of such party has been duly authorized to execute this Agreement.

*[Signature blocks are on the following page.]*





PROPERTY OWNERS:

Name: Sharon K. Falkner

Signature: \_\_\_\_\_

Name: NGC Family Trust

Signature: \_\_\_\_\_

Title: TTEE of NGC Family Trust

STATE OF WASHINGTON )  
  ) ss.  
COUNTY OF KING       )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2024, before me, the undersigned, a Notary Public in and for the State of Washington duly commissioned and sworn, appeared and acknowledged the instrument to be the free and voluntary act and deed for the purposes therein mentioned, and on oath stated that he/she is authorized to execute the instrument.

I certify that I know or have satisfactory evidence that the person appearing before me and making this acknowledgement is the person whose true signature appears on this document.

WITNESS my hand and official seal hereto affixed the day and year in the certificate above written.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

NOTARY PUBLIC in and for the State of Washington, residing at \_\_\_\_\_

My commission expires \_\_\_\_\_

**EXHIBIT A  
LEGAL DESCRIPTION OF THE PROPERTY**

THAT PORTION OF GOVERNMENT LOT 3, SECTION 19, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE INTERSECIION OF THE CENTER-LINE OF EAST MERCER WAY WITH A LINE PARALLEL WITH AND 2490 FEET NORTH OF (AS MEASURED AT RIGHT ANGLES) THE SOUTH LINE OF SAID SECTION 19;  
 THENCE SOUTH 88 DEGREES 33' 02" EAST, PARALLEL WITH THE SOUTH LINE OF SAID SECTION, FOR A DISTANCE OF 186.00 FEET;  
 THENCE NORTH 1 DEGREE 26' 58" EAST (AT RIGHT ANGLES TO THE SOUTH LINE OF SAID PARALLEL TO AND 2575 FEET NORTH OF (AS MEASURED AT RIGHT ANGLES) THE SOUTH LINE OF SAID SECTION 19, SAID INTERSECTION BEING THE TRUE POINT OF BEGINNING;  
 THENCE SOUTH 88 DEGREES 33' 02" EAST, PARALLEL WITH THE SOUTH LINE OF SAID SECTION, FOR A DISTANCE OF 120.00 FEET;  
 THENCE SOUTH 1 DEGREE 26' 58" (AT RIGHT ANGLES TO THE SOUTH LINE OF SAID SECTION) FOR ADISTANCE OF 85.00 FEET TO AN INTERSECTION LITH A LINE WHICH IS PARALLEL TO AND 2490.00 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 19;  
 THENCE SOUTH 88 DEGREES 33" 02" EAST, PARALLEL WITH THE SOUTH LINE OF SAID SECTION FOR A DISTANCE OF 120;00 FEET;  
 THENCE NORTH 26 DEGREES 29' 46" EAST FOR A DISTANCE OF 54.60 FEET;  
 THENCE NORTH 88 DEGREES, 33' 02" WEST FOR A DISTANCE OF 15.16 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL AS DEEDED UNDER AUDITORS FILE NUMBER 6520123, RECRODS OF KING COUNTY WASHINGTON;  
 THENCE NORTH 12 DEGREES 42' 49" WEST ALONG THE WESTERLY LINE OF SAID LINE IS PARALLEL TO AND 2605 FEET NORTH OF (AS MEASSURED AT RIGHT ANGLES) THE SOUTH LINE OF SAID SECTDION 19;  
 THENCE NORTH 88 DEGREES 33' 02" WEST PARALLEL WITH THE SOUTH LINE OF SAID SECTION, FOR A DISTANCE OF 235.80 FEET, MORE OR LESS, TO A POINT FROM WHICH THE TRUE POINT OF BEGINNING BEARS SOUTH 1 DEGREE 26' 58" WEST;  
 THENCE SOUTH 1 DEGREE 26' 58" WEST A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING.  
 SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON

**EXHIBIT B**

5183236

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~~EASEMENT AND BILL OF SALE~~

5183236

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the undersigned property owners in Section 19, Township 24 North, Range 5 E WM King County, Washington, have constructed a loop water main, consisting of six inch cast iron pipe for a distance of approximately 400 feet on both ends and four inch cast iron pipe in the center, including 3 fire hydrants, for the purpose of furnishing water and fire protection for their respective properties; and

WHEREAS, said main is unsurveyed and extends generally from a point on the west side of East Mercer Way, where it connects with the main installed by King County Water District No. 93, which point of connection is approximately 2605 feet north of the south line of said Section 19, thence runs in a generally easterly direction to a point which is approximately 2605 feet north of the south line of said Section 19 and approximately 300 feet east of the center line of East Mercer Way; thence runs in a southerly direction parallel and immediately adjacent to the community roads established and existing under easements recorded under King County Auditor's Receiving Numbers 3922310, 4004443, 3230364 and 4578417 to a point approximately 1300 feet north of the south line of said Section 19 and approximately 350 feet east of the center line of East Mercer Way; thence runs westerly to a point where it connects with the said main installed by King County Water District No. 93 on the west side of East Mercer Way, which connecting point is approximately 1300 feet north of the south line of said Section 19; now therefore,

FOR AID IN CONSIDERATION of the sum of ONE (\$1.00) DOLLAR and other valuable considerations, the receipt whereof is hereby acknowledged, the undersigned, do by these presents hereby convey and quitclaim to King County Water District No. 93, a municipal corporation of the state of Washington, an easement for water

5183236

utility purposes in, along and under the following described real property situated in King County, Washington:

That portion of Section 19, Township 24 N Range 5 EWM, King County, Washington, lying east of East Mercer Way and between lines parallel with an distant 1250 feet and 2650 feet, respectively, north of the south line of said Section 19, which is traversed by the loop water main, above-described, constructed by grantors, including the property on either side of said main within 10 feet thereof; provided, that the easement hereby granted shall be ten feet in width, being five feet on either side of said loop water main, for a distance of 250 feet easterly from the easterly margin of East Mercer Way at the southerly end of the loop water main, and for that portion of said loop water main which lies north of a line parallel to and 2605 feet north of the south line of said Section 19.

The Water District shall have the right to construct, maintain and operate water supply mains, hydrants, valves, fittings and appurtenances on said property and in the event the said property above described, is disturbed by said construction maintenance or operation, the District agrees by the acceptance of this easement to restore said property in as good condition as it was immediately prior thereto.

For the consideration above set forth, the undersigned property owners do by these presents, convey and quitclaim to King County Water District No. 93 that certain cast iron water main, above-described, which has been constructed and installed by the undersigned property owners, together with the fire hydrants and other appurtenances constructed in conjunction with said water main.

5183236

PEOPLES NATIONAL BANK OF WASHINGTON IN SEATTLE executes this instrument in its capacity as Trustee only, and it assumes no liability in its individual or corporate capacity hereunder.

IN WITNESS WHEREOF, the undersigned have hereunto set their hand and seal this 3 day of February, 1960.



PEOPLES NATIONAL BANK OF WASHINGTON, a National Banking Corporation, as Trustee under the Will of Edward Mason Brown, deceased, and as Trustee under living trust for Sonia Brown.

By [Signature]  
Vice President and Trust Officer

By [Signature]  
Trust Officer

STATE OF Washington }  
County of King } ss.

On this 3 day of February A. D. 1960, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn personally appeared Harold A. Rogers and Walter T. Bagnall to me known to be the President and Secretary, respectively, of the corporation that presented the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

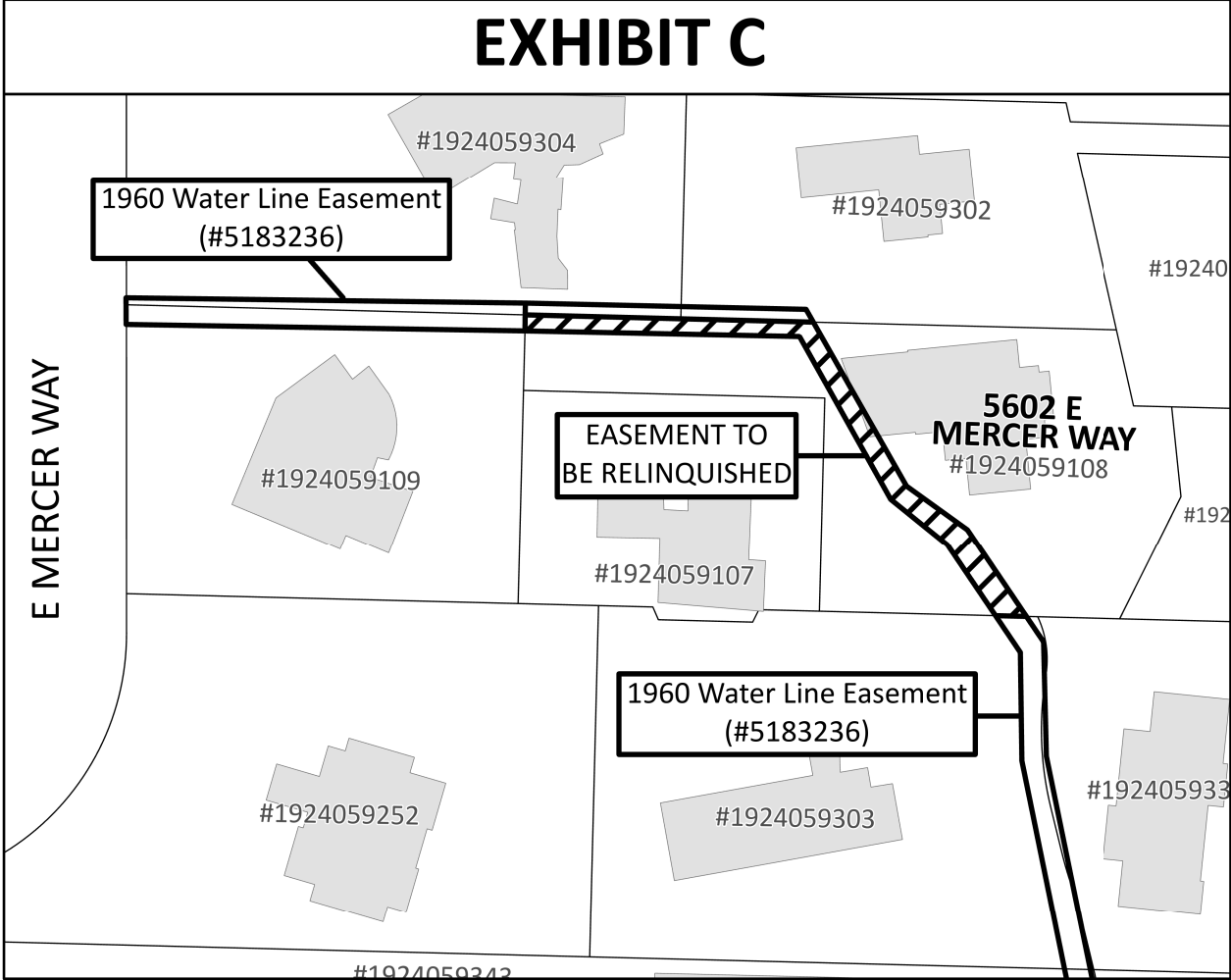
WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.



[Signature]  
Notary Public in and for the State of \_\_\_\_\_  
residing at \_\_\_\_\_

(Acknowledgment by Corporation, Washington Title Insurance Company, Form L 29)

Filed for Record July 29 1960 12 PM  
Request of [Signature] # 13  
ROBERT A. MORRIS, County Auditor



5183236

VOL 4060 PAGE 447

~~EASEMENT AND QUITCLAIM~~

5183236

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the undersigned property owners in Section 19, Township 24 North, Range 5 E WM King County, Washington, have constructed a loop water main, consisting of six inch cast iron pipe for a distance of approximately 400 feet on both ends and four inch cast iron pipe in the center, including 3 fire hydrants, for the purpose of furnishing water and fire protection for their respective properties; and

WHEREAS, said main is unsurveyed and extends generally from a point on the west side of East Mercer Way, where it connects with the main installed by King County Water District No. 93, which point of connection is approximately 2605 feet north of the south line of said Section 19, thence runs in a generally easterly direction to a point which is approximately 2605 feet north of the south line of said Section 19 and approximately 300 feet east of the center line of East Mercer Way; thence runs in a southerly direction parallel and immediately adjacent to the community roads established and existing under easements recorded under King County Auditor's Receiving Numbers 3922310, 4004443, 3230364 and 4578417 to a point approximately 1300 feet north of the south line of said Section 19 and approximately 350 feet east of the center line of East Mercer Way; thence runs westerly to a point where it connects with the said main installed by King County Water District No. 93 on the west side of East Mercer Way, which connecting point is approximately 1300 feet north of the south line of said Section 19; now therefore,

FOR AND IN CONSIDERATION of the sum of ONE (\$1.00) DOLLAR and other valuable considerations, the receipt whereof is hereby acknowledged, the undersigned, do by these presents hereby convey and quitclaim to King County Water District No. 93, a municipal corporation of the state of Washington, an easement for water

5183236

utility purposes in, along and under the following described real property situated in King County, Washington:

That portion of Section 19, Township 24 N Range 5 EWM, King County, Washington, lying east of East Mercer Way and between lines parallel with an distant 1250 feet and 2650 feet, respectively, north of the south line of said Section 19, which is traversed by the loop water main, above-described, constructed by grantors, including the property on either side of said main within 10 feet thereof; provided, that the easement hereby granted shall be ten feet in width, being five feet on either side of said loop water main, for a distance of 250 feet easterly from the easterly margin of East Mercer Way at the southerly end of the loop water main, and for that portion of said loop water main which lies north of a line parallel to and 2605 feet north of the south line of said Section 19.

The Water District shall have the right to construct, maintain and operate water supply mains, hydrants, valves, fittings and appurtenances on said property and in the event the said property above described, is disturbed by said construction maintenance or operation, the District agrees by the acceptance of this easement to restore said property in as good condition as it was immediately prior thereto.

For the consideration above set forth, the undersigned property owners do by these presents, convey and quitclaim to King County Water District No. 93 that certain cast iron water main, above-described, which has been constructed and installed by the undersigned property owners, together with the fire hydrants and other appurtenances constructed in conjunction with said water main.



5183236

PEOPLES NATIONAL BANK OF WASHINGTON IN SEATTLE executes this instrument in its capacity as Trustee only, and it assumes no liability in its individual or corporate capacity hereunder.

IN WITNESS WHEREOF, the undersigned have hereunto set their hand and seal this 3 day of February, 1960.



PEOPLES NATIONAL BANK OF WASHINGTON, a National Banking Corporation, as Trustee under the Will of Edward Mason Brown, deceased, and as Trustee under living trust for Sonia Brown.

By [Signature]  
Vice President and Trust Officer

By [Signature]  
Trust Officer

STATE OF Washington }  
County of King } ss.

On this 3 day of February A. D. 1960, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn personally appeared Harold A. Rogers and Walter T. Bagnall to me known to be the President and Secretary, respectively, of the corporation that presented the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.

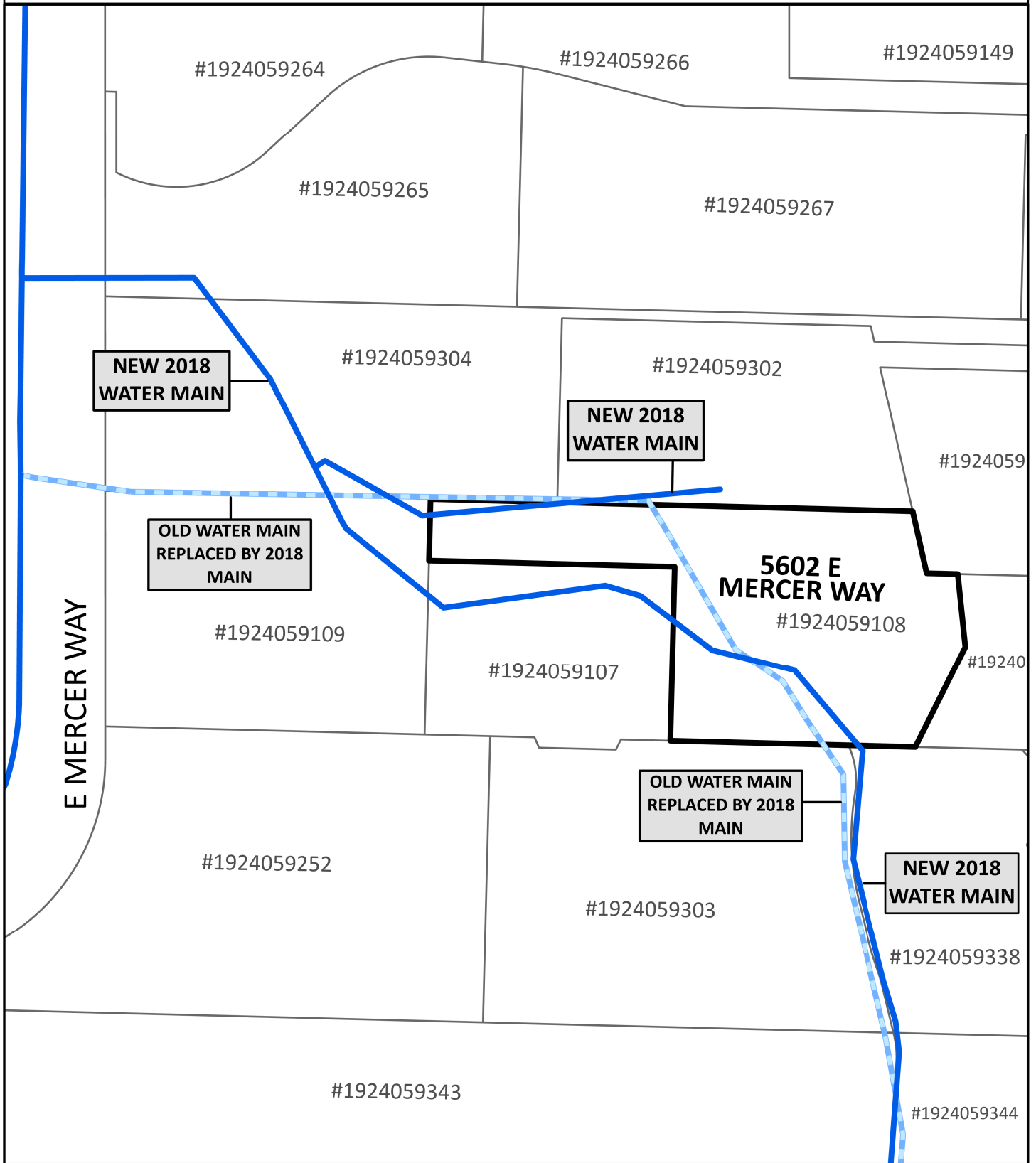


[Signature]  
Notary Public in and for the State of \_\_\_\_\_  
residing at \_\_\_\_\_

(Acknowledgment by Corporation, Washington Title Insurance Company, Form L 29)

Filed for Record July 29 1960 12 PM  
Request of [Signature] # 13  
ROBERT A. MORRIS, County Auditor

# NEW & OLD WATER MAIN LOCATION



### Water Main:

— Active      - - - Abandoned

### Property Line:

▭ 5620  
▭ E Mercer Way      ▭ Other Properties



Map Date: 9/9/2024  
5602EMW\_Easement.aprx  
Map & Layout: New & Old Main

When recorded return to:  
City of Mercer Island  
Attn: City Attorney  
9611 SE 36<sup>th</sup> Street  
Mercer Island, WA 98040

DRAFT

**PARTIAL RELINQUISHMENT OF UTILITIES EASEMENT**

**Reference #s of Documents Released or Assigned:** 5183236

**Grantor:** Sharon K. Falkner and NGC Family Trust

**Grantee:** City of Mercer Island

**Abbreviated Legal Description of Grantee Property:** WATER UTILITY EASEMENT under portion of Grantor’s property

**Full Legal Description is on Page:** Exhibit “A”

**Assessor’s Tax Parcel Number:** 1924059108

This Partial Relinquishment of a Utilities Easement (this “**Agreement**”) is entered by and between the City of Mercer Island, a municipal corporation of the State of Washington (“**Mercer Island**”) and Sharon K. Falkner and the NGC Family Trust (the “**Owners**”).

**RECITALS**

- A. Owners are the owners in fee of that certain real property situated in King County, Washington (the “**Property**”) legally described on Exhibit A attached hereto and incorporated herein.
- B. The Property and other properties are burdened by an easement, granted in 1960, to the King County Water District No. 93 for water utility purposes under Recording No. 5183236 of the Official Records of King County (the “**1960 Easement**”), attached and incorporated herein as Exhibit B. The property owners had constructed an unsurveyed loop water main, fire hydrants, and appurtenances that were conveyed to the King County Water District No. 93 at the same time the 1960 Easement was granted.

- C. Mercer Island is a municipal corporation of the State of Washington and is the successor in interest to the King County Water District No. 93.
- D. When Mercer Island installed the new water main and service laterals as part of the Water Facility Design Centerline Project (the “**Project**”) in 2018, the existing 1960 Easement was not utilized for a service lateral as planned. The Project instead was revised to construct a new 4-inch service lateral line within a driveway approach. The prior service lateral that runs underneath the existing carport on the Property was abandoned. It is this abandoned portion of the 1960 Easement that Mercer Island has agreed to relinquish and release. Exhibit C depicts the location of the 1960 Easement.
- E. Mercer Island agrees to relinquish and release that portion of the 1960 Easement as shown on Exhibit C because Owners have already granted to Mercer Island a new easement on the Property for the Project “as built” under Recording No. 20170810000888 of the Official Records of King County.

### AGREEMENT

NOW, THEREFORE, in consideration of the foregoing recitals, which are incorporated herein by reference, and for other valuable consideration the sufficiency of which is agreed upon by the parties, the parties hereby agree as follows:

1. Description of 1960 Easement. The Property is currently subject to the 1960 Easement, but the parties desire to release the Property from a portion of this easement while otherwise keeping the 1960 Easement in place with respect to all other burdened properties under the easement.
2. Limited Release of 1960 Easement. Mercer Island hereby releases and relinquishes its rights, title, and interest in the portions/sections of the 1960 Easement limited only to those rights, title, and interest in the portions/sections of the 1960 Easement located within the Property. Nothing herein shall be construed as a release by Mercer Island of any other right, title, or interest in the 1960 Easement against the Owners, the Property, or any other property burdened by the 1960 Easement. A graphical depiction of the location of the 1960 Easement within the Property is shown on Exhibit C.
3. Integration. This Agreement embodies the entire understanding of the parties and there are no further or other agreements or understandings, written or oral; in effect between the parties regarding the subject matter hereof and Mercer Island accepts the partial relinquishment and release of the 1960 Easement.
4. Amendment. This Agreement may not be amended or modified except in writing signed by each of the parties hereto.
5. Counterparts. This Agreement may be executed in counterparts, which when taken together, shall constitute one Agreement. However, this Agreement shall not be effective unless and until each counterpart signature has been obtained.

6. Governing Law. This Agreement shall be governed by the laws of the State of Washington.
7. Authorized Signature. Each party to this Agreement warrants and represents to the other party that the individual signing this Agreement on behalf of such party has been duly authorized to execute this Agreement.

*[Signature blocks are on the following page.]*





**EXHIBIT A  
LEGAL DESCRIPTION OF THE PROPERTY**

THAT PORTION OF GOVERNMENT LOT 3, SECTION 19, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTER-LINE OF EAST MERCER WAY WITH A LINE PARALLEL WITH AND 2490 FEET NORTH OF (AS MEASURED AT RIGHT ANGLES) THE SOUTH LINE OF SAID SECTION 19;  
 THENCE SOUTH 88 DEGREES 33' 02" EAST, PARALLEL WITH THE SOUTH LINE OF SAID SECTION, FOR A DISTANCE OF 186.00 FEET;  
 THENCE NORTH 1 DEGREE 26' 58" EAST (AT RIGHT ANGLES TO THE SOUTH LINE OF SAID PARALLEL TO AND 2575 FEET NORTH OF (AS MEASURED AT RIGHT ANGLES) THE SOUTH LINE OF SAID SECTION 19, SAID INTERSECTION BEING THE TRUE POINT OF BEGINNING;  
 THENCE SOUTH 88 DEGREES 33' 02" EAST, PARALLEL WITH THE SOUTH LINE OF SAID SECTION, FOR A DISTANCE OF 120.00 FEET;  
 THENCE SOUTH 1 DEGREE 26' 58" (AT RIGHT ANGLES TO THE SOUTH LINE OF SAID SECTION) FOR A DISTANCE OF 85.00 FEET TO AN INTERSECTION WITH A LINE WHICH IS PARALLEL TO AND 2490.00 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 19;  
 THENCE SOUTH 88 DEGREES 33' 02" EAST, PARALLEL WITH THE SOUTH LINE OF SAID SECTION FOR A DISTANCE OF 120.00 FEET;  
 THENCE NORTH 26 DEGREES 29' 46" EAST FOR A DISTANCE OF 54.60 FEET;  
 THENCE NORTH 5 DEGREES 54' 24" WEST FOR A DISTANCE OF 35.83 FEET;  
 THENCE NORTH 88 DEGREES, 33' 02" WEST FOR A DISTANCE OF 15.16 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL AS DEEDED UNDER AUDITORS FILE NUMBER 6520123, RECORDS OF KING COUNTY WASHINGTON;  
 THENCE NORTH 12 DEGREES 42' 49" WEST FOR A DISTANCE OF 30.94 FEET TO AN INTERSECTION WITH A LINE THAT IS PARALLEL TO AND 2605 FEET NORTH OF (AS MEASURED AT RIGHT ANGLES) THE SOUTH LINE OF SAID SECTION 19;  
 THENCE NORTH 88 DEGREES 33' 02" WEST, PARALLEL WITH THE SOUTH LINE OF SAID SECTION, FOR A DISTANCE OF 235.80 FEET, MORE OR LESS, TO A POINT FROM WHICH THE TRUE POINT OF BEGINNING BEARS SOUTH 1 DEGREE 26' 58" WEST;  
 THENCE SOUTH 1 DEGREE 26' 58" WEST ALONG A LINE WHICH IS AT RIGHT ANGLES TO THE SOUTH LINE OF SAID SECTION 19, FOR A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON



**EXHIBIT B**

5183236

VOL 4060 PAGE 447

~~EASEMENT AND BILL OF SALE~~

5183236

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the undersigned property owners in Section 19, Township 24 North, Range 5 E WM King County, Washington, have constructed a loop water main, consisting of six inch cast iron pipe for a distance of approximately 400 feet on both ends and four inch cast iron pipe in the center, including 3 fire hydrants, for the purpose of furnishing water and fire protection for their respective properties; and

WHEREAS, said main is unsurveyed and extends generally from a point on the west side of East Mercer Way, where it connects with the main installed by King County Water District No. 93, which point of connection is approximately 2605 feet north of the south line of said Section 19, thence runs in a generally easterly direction to a point which is approximately 2605 feet north of the south line of said Section 19 and approximately 300 feet east of the center line of East Mercer Way; thence runs in a southerly direction parallel and immediately adjacent to the community roads established and existing under easements recorded under King County Auditor's Receiving Numbers 3922310, 4004443, 3230364 and 4578417 to a point approximately 1300 feet north of the south line of said Section 19 and approximately 350 feet east of the center line of East Mercer Way; thence runs westerly to a point where it connects with the said main installed by King County Water District No. 93 on the west side of East Mercer Way, which connecting point is approximately 1300 feet north of the south line of said Section 19; now therefore,

FOR AID IN CONSIDERATION of the sum of ONE (\$1.00) DOLLAR and other valuable considerations, the receipt whereof is hereby acknowledged, the undersigned, do by these presents hereby convey and quitclaim to King County Water District No. 93, a municipal corporation of the state of Washington, an easement for water

5183236

utility purposes in, along and under the following described real property situated in King County, Washington:

That portion of Section 19, Township 24 N Range 5 EWM, King County, Washington, lying east of East Mercer Way and between lines parallel with an distant 1250 feet and 2650 feet, respectively, north of the south line of said Section 19, which is traversed by the loop water main, above-described, constructed by grantors, including the property on either side of said main within 10 feet thereof; provided, that the easement hereby granted shall be ten feet in width, being five feet on either side of said loop water main, for a distance of 250 feet easterly from the easterly margin of East Mercer Way at the southerly end of the loop water main, and for that portion of said loop water main which lies north of a line parallel to and 2605 feet north of the south line of said Section 19.

The Water District shall have the right to construct, maintain and operate water supply mains, hydrants, valves, fittings and appurtenances on said property and in the event the said property above described, is disturbed by said construction maintenance or operation, the District agrees by the acceptance of this easement to restore said property in as good condition as it was immediately prior thereto.

For the consideration above set forth, the undersigned property owners do by these presents, convey and quitclaim to King County Water District No. 93 that certain cast iron water main, above-described, which has been constructed and installed by the undersigned property owners, together with the fire hydrants and other appurtenances constructed in conjunction with said water main.

5183236

PEOPLES NATIONAL BANK OF WASHINGTON IN SEATTLE executes this instrument in its capacity as Trustee only, and it assumes no liability in its individual or corporate capacity hereunder.

IN WITNESS WHEREOF, the undersigned have hereunto set their hand and seal this 3 day of February, 1960.



PEOPLES NATIONAL BANK OF WASHINGTON, a National Banking Corporation, as Trustee under the Will of Edward Mason Brown, deceased, and as Trustee under living trust for Sonia Brown.

By [Signature]  
Vice President and Trust Officer

By [Signature]  
Trust Officer

STATE OF Washington  
County of King } ss.

On this 3 day of February A. D. 1960, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn personally appeared Harold A. Rogers and Walter T. Bagnall to me known to be the President and Secretary, respectively, of the corporation that presented the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

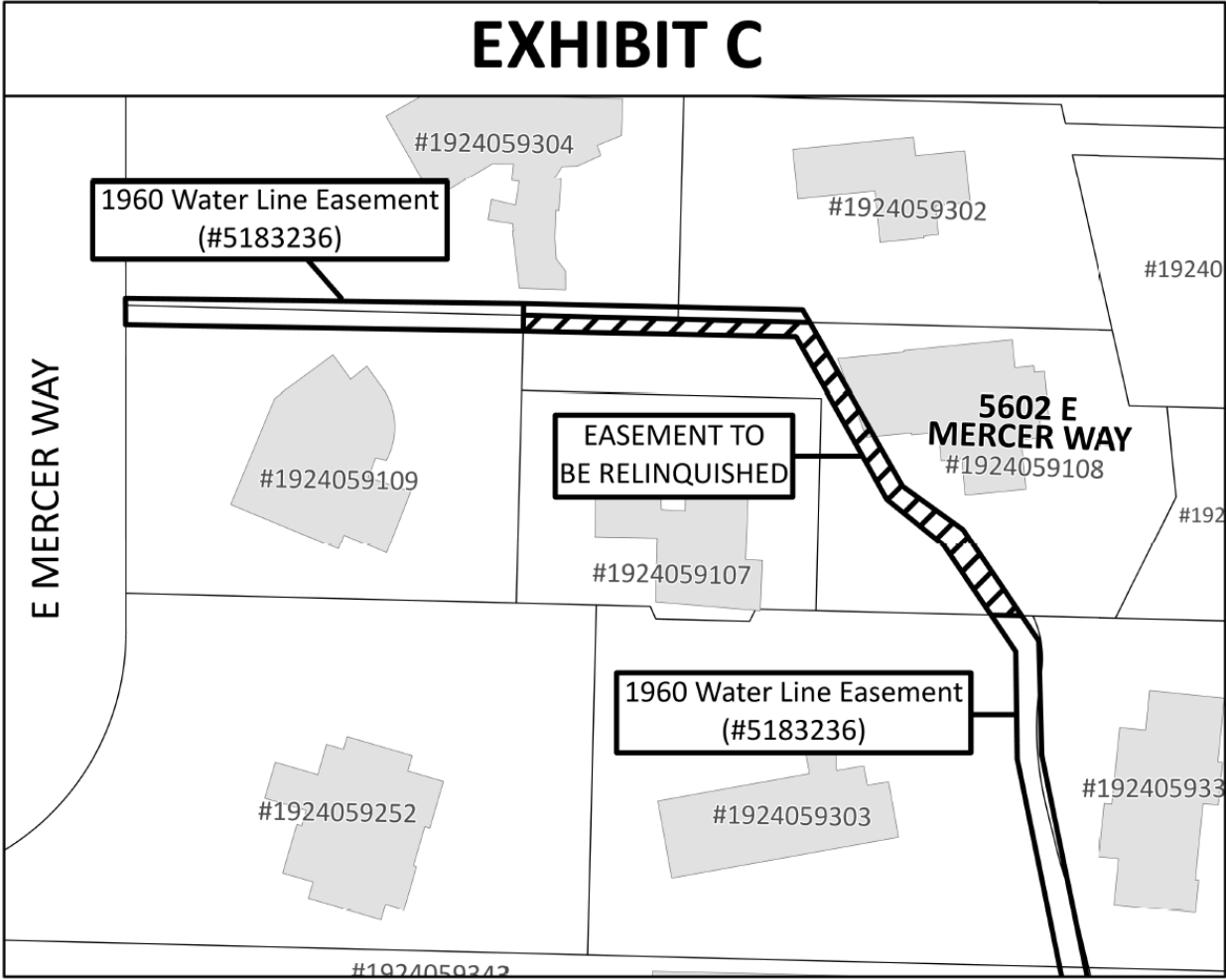
WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.



[Signature]  
Notary Public in and for the State of \_\_\_\_\_  
residing at \_\_\_\_\_

(Acknowledgment by Corporation, Washington Title Insurance Company, Form L 29)

Filed for Record July 29 1960 12 PM  
Request of [Signature]  
ROBERT A. MORRIS, County Auditor





**BUSINESS OF THE CITY COUNCIL  
CITY OF MERCER ISLAND**

**AB 6537  
September 17, 2024  
Consent Agenda**

**AGENDA BILL INFORMATION**

<b>TITLE:</b>	AB 6537: Peace Day on Mercer Island, Proclamation No. 346	<input type="checkbox"/> Discussion Only <input checked="" type="checkbox"/> Action Needed: <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution
<b>RECOMMENDED ACTION:</b>	Approve Proclamation No. 346 Proclamation September 21, 2024 as Peace Day on Mercer Island.	

<b>DEPARTMENT:</b>	City Council
<b>STAFF:</b>	Salim Nice, Mayor Andrea Larson, City Clerk
<b>COUNCIL LIAISON:</b>	n/a
<b>EXHIBITS:</b>	1. Proclamation No. 346
<b>CITY COUNCIL PRIORITY:</b>	n/a

<b>AMOUNT OF EXPENDITURE</b>	\$ n/a
<b>AMOUNT BUDGETED</b>	\$ n/a
<b>APPROPRIATION REQUIRED</b>	\$ n/a

**EXECUTIVE SUMMARY**

The purpose of this agenda bill is to proclaim September 21, 2024 as Peace Day on Mercer Island (Exhibit 1).

**ISSUE/DISCUSSION**

The International Day of Peace ("Peace Day") is observed around the world each year on September 21. Established in 1981 by a unanimous United Nations resolution, Peace Day provides a globally shared date for all humanity to commit to peace above all differences and to contribute to building a Culture of Peace.

The 2024 theme for International Day of Peace is *Cultivating a Culture of Peace*; the ideas of peace and the culture of peace, need to be cultivated in the minds of communities worldwide. 2024 marks the 25<sup>th</sup> anniversary of the United Nations General Assembly’s adoption of the Declaration and Program of Action on a Culture of Peace.

Learn more about the International Day of Peace at <https://internationaldayofpeace.org/get-involved/>

**RECOMMENDED ACTION**

Approve Proclamation No. 346 Proclamation September 21, 2024 as Peace Day on Mercer Island.



# City of Mercer Island, Washington

## *Proclamation*

**WHEREAS**, the International Day of Peace ("Peace Day") is observed around the world each year on September 21.

Established in 1981 by a unanimous United Nations resolution, Peace Day provides a globally shared date for all humanity to commit to peace above all differences and to contribute to building a Culture of Peace.

People in cities, communities, and villages worldwide have engaged in the International Day of Peace in diverse and meaningful ways. Global crises impel all citizens to work toward converting humanity's noblest aspirations for world peace into the practical reality of a culture of peace for future generations.

There is support within our City for the observance of the International Days of Peace, which affirms a vision of our world at peace, and fosters cooperation between individuals, organizations, and nations.

The 2024 theme for the International Day of Peace is **Cultivating a Culture of Peace**.

Cultivating the ideas of peace and the culture of peace in the minds of all people and communities.

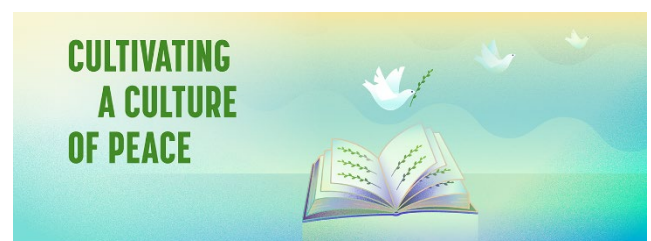
**NOW, THEREFORE**, I, Salim Nice, Mayor of the City of Mercer Island, do hereby proclaim September 21, 2024 as

## **PEACE DAY ON MERCER ISLAND**

**APPROVED**, this 17th day of September 2024.

\_\_\_\_\_  
Mayor Salim Nice

Proclamation No. 346





# BUSINESS OF THE CITY COUNCIL CITY OF MERCER ISLAND

**AB 6538**  
**September 17, 2024**  
**Consent Agenda**

## AGENDA BILL INFORMATION

<b>TITLE:</b>	AB 6538: Bond Ordinance Authorizing the Issuance of One or More Series of Limited Tax General Obligation and Refunding Bonds to Finance and Refinance Projects of the Water Utility (Ord. No. 24-09 Second Reading)	<input type="checkbox"/> Discussion Only <input checked="" type="checkbox"/> Action Needed: <input checked="" type="checkbox"/> Motion <input checked="" type="checkbox"/> Ordinance <input type="checkbox"/> Resolution
<b>RECOMMENDED ACTION:</b>	Adopt Ordinance No. 24-09 authorizing the issuance of one or more series of limited tax general obligation and refunding Bonds to finance and refinance projects of the Water Utility.	

<b>DEPARTMENT:</b>	Finance
<b>STAFF:</b>	Matt Mornick, Finance Director Jason Kintner, Chief of Operations
<b>COUNCIL LIAISON:</b>	n/a
<b>EXHIBITS:</b>	1. Ordinance No. 24-09
<b>CITY COUNCIL PRIORITY:</b>	n/a

<b>AMOUNT OF EXPENDITURE</b>	\$ n/a
<b>AMOUNT BUDGETED</b>	\$ n/a
<b>APPROPRIATION REQUIRED</b>	\$ n/a

## EXECUTIVE SUMMARY

This agenda bill introduces Ordinance No. 24-09 (Exhibit 1) for second reading and adoption.

- On September 3, staff presented [AB 6528](#) outlining how the City finances the operation and maintenance of the water distribution system, the significant capital needs it requires in the near-term, and the recommendation to finance a portion of these investments with outside funding.
- The ordinance authorizes the issuance of limited tax general obligation (LTGO) and refunding Bonds (the "Bonds") to finance and refinance capital improvements to the City's water distribution system.
- The City has outstanding \$655,000 of its Limited Tax General Obligation Bonds, issued in 2011 to finance a portion of a water system improvement project in the First Hill neighborhood. The City may have the opportunity to refund (refinance) these outstanding 2011 Bonds for interest rate savings. Staff will proceed with the refunding if it results in savings to ratepayers.
- The proposed Bonds will be issued in October in the aggregate principal amount not-to-exceed \$29 M, with a final maturity date no later than December 1, 2045. Water utility rate revenues will be used to pay principal and interest on the obligations.

## BACKGROUND

On September 3, staff presented [AB 6528](#) outlining how the City finances the operation and maintenance of the water distribution system, the significant capital needs it requires in the near-term, and the recommendation to finance a portion of these investments with limited tax general obligation (LTGO) bonds.

Debt financing spreads costs incurred in a relatively short period over the useful life of the updated infrastructure, avoiding spikes in annual rate adjustments, and creating generational equity, whereby generations of rate payers who benefit from these investments help pay down the associated costs. By issuing LTGO Bonds, the City can take advantage of its LTGO credit rating which results in more competitive borrowing rates and use the water utility system's revenue to repay the debt.

The City has an outstanding debt amount of \$655,000 tied to Limited Tax General Obligation Bonds issued in 2011 to finance improvements to the water distribution system. The City may have the opportunity to refinance these outstanding 2011 Bonds for interest rate savings. Bond refinancing (also known as refunding) is an important debt management tool for state and local government issuers.

The refunding component of the Bond issue is included in Ordinance No. 24-09 (Exhibit 1) to provide the flexibility and the option to refund the outstanding 2011 Bonds if savings can be achieved. If there is no breakeven savings, the refunding component of the Bonds will not be exercised, and the 2011 Bonds will remain outstanding with the debt service payment schedule currently in place.

## ISSUE/DISCUSSION

Ordinance No. 24-09 authorizes the issuance of one or more series of limited tax general obligation and refunding Bonds to finance and reimburse the City for costs of projects for the water distribution system; and, depending on market conditions, refund the outstanding 2011 Bonds for debt service savings; and pay costs of issuance for the Bonds.

The proposed ordinance authorizes the general provisions of the Bonds and delegates authority to the City Manager and the Finance Director, each acting individually, as designated representative, to approve the final terms of the Bonds on the day of pricing, so long as the final terms fit within the parameters approved via Ordinance No. 24-09 (Section 10(d)):

- Aggregate principal (face) amount not-to-exceed \$29,000,000.
- The final maturity date of the Bonds is no later than December 1, 2045.
- The true interest cost for the Bonds of a series (in the aggregate) does not exceed 5.00%.

## NEXT STEPS

The competitive Bond sale is tentatively scheduled for the week of October 21, 2024. If the competitive sale goes as planned, Bond closing and the delivery of Bond proceeds would tentatively take place November 7, 2024.

## RECOMMENDED ACTION

Adopt Ordinance No. 24-09 authorizing the issuance of one or more series of limited tax general obligation and refunding Bonds to finance and refinance projects of the Water Utility.



CITY OF MERCER ISLAND, WASHINGTON  
LIMITED TAX GENERAL OBLIGATION AND REFUNDING BONDS, 2024

ORDINANCE NO. 24-09

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MERCER ISLAND, WASHINGTON, AUTHORIZING THE ISSUANCE OF ONE OR MORE SERIES OF LIMITED TAX GENERAL OBLIGATION AND REFUNDING BONDS IN THE AGGREGATE PRINCIPAL AMOUNT OF NOT TO EXCEED \$29,000,000 TO FINANCE COSTS RELATED TO ACQUIRING, DESIGNING, CONSTRUCTING, DEVELOPING, IMPROVING, AND EQUIPPING THE CITY'S WATER DISTRIBUTION SYSTEM, TO REFUND CERTAIN OUTSTANDING GENERAL OBLIGATION BONDS OF THE CITY, AND TO PAY THE COSTS OF ISSUING THE BONDS; DELEGATING AUTHORITY TO APPROVE THE METHOD OF SALE AND FINAL TERMS OF THE BONDS; AND APPROVING OTHER MATTERS RELATED THERETO.

Passed September 17, 2024

PREPARED BY:  
PACIFICA LAW GROUP LLP  
Seattle, Washington

CITY OF MERCER ISLAND  
ORDINANCE NO. 24-09  
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\* This Table of Contents is provided for convenience only and is not a part of this ordinance.

## CITY OF MERCER ISLAND, WASHINGTON

## ORDINANCE NO. 24-09

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MERCER ISLAND, WASHINGTON, AUTHORIZING THE ISSUANCE OF ONE OR MORE SERIES OF LIMITED TAX GENERAL OBLIGATION AND REFUNDING BONDS IN THE AGGREGATE PRINCIPAL AMOUNT OF NOT TO EXCEED \$29,000,000 TO FINANCE COSTS RELATED TO ACQUIRING, DESIGNING, CONSTRUCTING, DEVELOPING, IMPROVING, AND EQUIPPING THE CITY'S WATER DISTRIBUTION SYSTEM, TO REFUND CERTAIN OUTSTANDING GENERAL OBLIGATION BONDS OF THE CITY, AND TO PAY THE COSTS OF ISSUING THE BONDS; DELEGATING AUTHORITY TO APPROVE THE METHOD OF SALE AND FINAL TERMS OF THE BONDS; AND APPROVING OTHER MATTERS RELATED THERETO.

WHEREAS, the City Council (the "Council") of the City of Mercer Island, Washington (the "City") has deemed it in the best interest of the City to acquire, design, construct, develop, improve, and equip the City's water distribution system (the "New Money Projects"); and

WHEREAS, the Council deems it in the best interest of the City to issue one or more series of limited tax general obligation bonds (as further described herein, the "New Money Bonds") for the purpose of paying and/or reimbursing the City for costs of the New Money Projects, and paying costs of issuing the New Money Bonds; and

WHEREAS, the City has presently outstanding in the principal amount of \$655,000 its Limited Tax General Obligation Bonds, 2011 (the "2011 Bonds"), dated April 6, 2011, issued pursuant to Ordinance No. 11-03 (the "2011 Bond Ordinance") to provide funds for the construction of a booster pump station and water system improvements; and

WHEREAS, the 2011 Bond Ordinance provides that the City may call any outstanding 2011 Bonds maturing on or after December 1, 2021 (the "Refunding Candidates") for redemption on or after June 1, 2021, at the price of par plus accrued interest, if any, to the redemption date; and

WHEREAS, after due consideration it appears to this Council that all or a portion of the Refunding Candidates may be defeased and refunded by the proceeds of limited tax general obligation refunding bonds authorized herein (the "Refunding Bonds" and together with the New Money Bonds, the "Bonds"); and

WHEREAS, pursuant to RCW 39.46.040, the Council seeks to delegate authority to the City Manager and the Finance Director (each, a "Designated Representative"), for a limited time, to select Refunding Candidates for redemption, if any, to approve the method of sale and sale date, interest rates, maturity dates, redemption terms and principal maturities for the Bonds, and

determine whether to issue the Bonds in one or more series and whether to designate the Bonds (or the Bonds of a series) as tax-exempt or taxable Bonds, under such terms and conditions set forth in this ordinance; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MERCER ISLAND, WASHINGTON DOES ORDAIN AS FOLLOWS:

Section 1. Definitions and Interpretation of Terms. As used in this ordinance, the following words and terms shall have the following meanings, unless the context or use indicates another or different meaning or intent. Unless the context indicates otherwise, words importing the singular number shall include the plural number and vice versa.

***Acquired Obligations*** means the Government Obligations acquired by the City under the terms of this ordinance and the Escrow Agreement to effect the defeasance and refunding of the Refunded Bonds, but only to the extent that the same are acquired at Fair Market Value.

***Beneficial Owner*** means any person that has or shares the power, directly or indirectly, to make investment decisions concerning ownership of any Bonds (including persons holding Bonds through nominees, depositories or other intermediaries).

***Bond Counsel*** means Pacifica Law Group LLP or an attorney at law or a firm of attorneys, selected by the City, of nationally recognized standing in matters pertaining to the tax exempt nature of interest on bonds issued by states and their political subdivisions.

***Bond Purchase Contract*** means one or more, if any, bond purchase contracts, forward delivery contracts or other agreements for the purchase of a series of Bonds sold by negotiated sale to the Underwriter, executed by a Designated Representative pursuant to this ordinance.

***Bond Register*** means the registration books showing the name, address and tax identification number of each Registered Owner of the Bonds, maintained for the Bonds in the manner required pursuant to Section 149(a) of the Code.

***Bond Registrar*** means, initially, the fiscal agent of the State, for the purposes of registering and authenticating the Bonds, maintaining the Bond Register, effecting transfer of ownership of the Bonds and paying interest on and principal of the Bonds.

***Bonds*** mean the limited tax general obligation and refunding bonds with the year designation and any other series designation as approved by a Designated Representative, authorized to be issued in one or more series, from time to time, pursuant to the terms of this ordinance.

***Call Date*** means the date selected by a Designated Representative for the refunding of the Refunded Bonds, as set forth in the Escrow Agreement, if any.

***Certificate of Award*** means one or more certificates, if any, awarding a series of Bonds sold by competitive sale to the successful bidder, executed by a Designated Representative pursuant to this ordinance.

**City** means the City of Mercer Island, Washington, a municipal corporation duly organized and existing under the laws of the State.

**City Attorney** means the duly appointed and acting City Attorney or the successor to the duties of that office.

**City Clerk** or **Clerk** means the duly appointed and acting City Clerk or the successor to the duties of that office.

**City Council** or **Council** means the City Council of the City as the general legislative authority of the City, as duly and regularly constituted from time to time.

**City Manager** means the duly appointed and acting City Manager or the successor to the duties of that office.

**Closing** means the date of delivery of the Bonds of a series to the Underwriter.

**Code** means the Internal Revenue Code of 1986, as in effect on the date of issuance of the Bonds or (except as otherwise referenced herein) as it may be amended to apply to obligations issued on the date of issuance of the Bonds, together with applicable proposed, temporary and final regulations promulgated, and applicable official public guidance, published, under the Code.

**Commission** means the United States Securities and Exchange Commission.

**Continuing Disclosure Certificate** means one or more written undertakings for the benefit of the owners and Beneficial Owners of the Bonds as required by Section (b)(5) of the Rule.

**Debt Service Fund** means one or more funds, and accounts held therein, created pursuant to this ordinance for the purpose of paying debt service on a series of Bonds.

**Designated Representative** means the City Manager and the Finance Director, or the designee of such officers. The signature of one Designated Representative shall be sufficient to bind the City.

**DTC** means The Depository Trust Company, New York, New York, a limited purpose trust company organized under the laws of the State of New York.

**Escrow Agent** means U.S. Bank Trust Company, National Association, Seattle, Washington, and its successors and assigns.

**Escrow Agreement** means the Escrow Deposit Agreement, if any, between the City and the Escrow Agent to be dated as of the date of Closing.

**Fair Market Value** means the price at which a willing buyer would purchase an investment from a willing seller in a bona fide, arm's-length transaction, except for specified investments as described in Treasury Regulation § 1.148-5(d)(6), including United States Treasury obligations, certificates of deposit, guaranteed investment contracts, and investments for yield restricted defeasance escrows. Fair Market Value is generally determined on the date on which a contract

to purchase or sell an investment becomes binding, and, to the extent required by the applicable regulations under the Code, the term “investment” will include a hedge.

**Federal Tax Certificate** means one or more certificates executed by a Designated Representative setting forth the requirements of the Code for maintaining the tax exemption of interest on a series of Tax-Exempt Bonds to be dated as of the date of issue for such Bonds, and attachments thereto.

**Finance Director** means the Finance Director of the City, or the successor to such officer.

**Government Obligations** mean those obligations now or hereafter defined as such in chapter 39.53 RCW constituting direct obligations of, or obligations the principal of and interest on which are unconditionally guaranteed by the United States of America, as such chapter may be hereafter amended or restated.

**Letter of Representations** mean the Blanket Issuer Letter of Representations given by the City to DTC, as amended from time to time.

**Mayor** means the duly elected Mayor of the City or the successor to such officer.

**MSRB** means the Municipal Securities Rulemaking Board or any successors to its functions.

**New Money Bonds** means one or more series of limited tax general obligation bonds authorized to be issued from time to time pursuant to this ordinance to pay costs related to the New Money Projects, and to pay costs of issuance for such bonds.

**New Money Projects** mean the acquisition, design, construction, development, improvement and equipping of the City’s water distribution system.

**Official Statement** means one or more disclosure document(s) prepared and delivered in connection with the sale of one or more series of Bonds.

**Project Fund** means the account created pursuant to Section 7 of this ordinance.

**Record Date** means the close of business for the Bond Registrar that is 15 days preceding any interest or principal and interest payment or redemption date.

**Refunded Bonds** mean all or a portion of the Refunding Candidates designated for refunding by a Designated Representative, if any, pursuant to this ordinance.

**Refunding Account** means the account of that name established pursuant to this ordinance.

**Refunding Bonds** means one or more series of limited tax general obligation refunding bonds authorized to be issued from time to time pursuant to this ordinance to refund and defease one or more series of the Refunded Bonds and to pay costs of issuance for such bonds.

**Refunding Candidates** mean the outstanding 2011 Bonds.

**Registered Owner** means the person named as the registered owner of a Bond in the Bond Register. For so long as the Bonds are held in book-entry only form, DTC shall be deemed to be the sole Registered Owner.

**Rule** means the Commission’s Rule 15c2-12 under the Securities Exchange Act of 1934, as the same may be amended from time to time.

**Sale Document** means the Bond Purchase Contract or Certificate of Award executed by a Designated Representative in connection with the sale of a series of Bonds pursuant to Section 10 of this ordinance, which shall provide for the name, principal and interest payment dates and amounts, redemption/prepayment rights, and other terms to describe such Bonds as determined by a Designated Representative.

**State** means the State of Washington.

**Taxable Bonds** mean any Bonds of a series determined to be issued on a taxable basis pursuant to this ordinance.

**Tax-Exempt Bonds** mean any Bonds of a series determined to be issued on a tax-exempt basis under the Code pursuant to this ordinance.

**2011 Bond Ordinance** means Ordinance No. 11-03 passed by the Council on March 7, 2011, authorizing the issuance of the 2011 Bonds.

**2011 Bonds** means the City’s Limited Tax General Obligation Bonds, 2011, dated April 6, 2011, issued pursuant to the 2011 Bond Ordinance.

**Underwriter** means any underwriter for each series of Bonds, in the case of a negotiated sale, or initial purchaser or purchasers for each series of Bonds, in the case of a competitive sale, as selected by a Designated Representative pursuant to this ordinance.

**Section 2. Authorization and Description of Bonds.** For the purpose of (a) paying and/or reimbursing the City for costs of the New Money Projects, (b) refunding all or a portion of the Refunding Candidates, if a Designated Representative determines that such refunding is in the best interest of the City, and (c) paying costs of issuance, the City hereby authorizes the issuance and sale of its limited tax general obligation and refunding bonds pursuant to the terms of this ordinance (the “Bonds”). The Bonds shall be issued from time to time in one or more series, and shall be designated as the “City of Mercer Island, Washington, Limited Tax General Obligation and Refunding Bonds, 2024” with additional year and series designation or other such designation as determined to be necessary by a Designated Representative.

The aggregate principal amount of all Bonds authorized to be issued under the terms of this ordinance shall not exceed \$29,000,000. The terms of each series of Bonds shall be subject to the terms of this ordinance, including the parameters set forth in Section 10 hereof.

The Bonds of each series shall be general obligations of the City, shall be dated as of the date of Closing for such series of Bonds; shall be fully registered as to both principal and interest; shall be in the denomination of \$5,000 each, or any integral multiple thereof, within a series and

maturity; shall be numbered separately in such manner and with any additional designation as the Bond Registrar deems necessary for purposes of identification; shall bear interest from their date payable on the dates and at the rates and commencing as provided in the applicable Sale Document; and shall mature on the dates and in the principal amounts set forth in the applicable Sale Document, as approved and executed by a Designated Representative pursuant to Section 10 of this ordinance.

Section 3. Registration, Exchange and Payments.

(a) *Bond Registrar/Bond Register.* The City hereby specifies and adopts the system of registration approved by the Washington State Finance Committee from time to time through the appointment of a State fiscal agent. The City shall cause a Bond Register to be maintained by the Bond Registrar. So long as any Bonds of each series remain outstanding, the Bond Registrar shall make all necessary provisions to permit the exchange or registration or transfer of Bonds at its designated office. The Bond Registrar may be removed at any time at the option of the Finance Director upon prior notice to the Bond Registrar and a successor Bond Registrar appointed by the Finance Director. No resignation or removal of the Bond Registrar shall be effective until a successor shall have been appointed and until the successor Bond Registrar shall have accepted the duties of the Bond Registrar hereunder. The Bond Registrar is authorized, on behalf of the City, to authenticate and deliver Bonds transferred or exchanged in accordance with the provisions of such Bonds and this ordinance and to carry out all of the Bond Registrar's powers and duties under this ordinance. The Bond Registrar shall be responsible for its representations contained in the Certificate of Authentication of the Bonds.

(b) *Registered Ownership.* The City and the Bond Registrar, each in its discretion, may deem and treat the Registered Owner of each Bond as the absolute owner thereof for all purposes (except as provided in the Continuing Disclosure Certificate), and neither the City nor the Bond Registrar shall be affected by any notice to the contrary. Payment of any such Bond shall be made only as described in Section 3(g), but such Bond may be transferred as herein provided. All such payments made as described in Section 3(g) shall be valid and shall satisfy and discharge the liability of the City upon such Bond to the extent of the amount or amounts so paid.

(c) *DTC Acceptance/Letters of Representations.* The Bonds initially shall be held by DTC acting as depository. The City has executed and delivered to DTC a Blanket Issuer Letter of Representations. Neither the City nor the Bond Registrar shall have any responsibility or obligation to DTC participants or the persons for whom they act as nominees (or any successor depository) with respect to the Bonds in respect of the accuracy of any records maintained by DTC (or any successor depository) or any DTC participant, the payment by DTC (or any successor depository) or any DTC participant of any amount in respect of the principal of or interest on the Bonds, any notice which is permitted or required to be given to Registered Owners under this ordinance (except such notices as shall be required to be given by the City to the Bond Registrar or to DTC (or any successor depository)), or any consent given or other action taken by DTC (or any successor depository) as the Registered Owner. For so long as any Bonds are held by a depository, DTC or its successor depository or its nominee shall be deemed to be the Registered Owner for all purposes hereunder, and all references herein to the Registered Owners shall mean DTC (or any successor depository) or its nominee and shall not mean the owners of any beneficial interest in such Bonds.



(d) *Use of Depository.*

(1) The Bonds shall be registered initially in the name of “Cede & Co.”, as nominee of DTC, with one Bond of a series maturing on each of the maturity dates for such Bonds in a denomination corresponding to the total principal therein designated to mature on such date. Registered ownership of such Bonds, or any portions thereof, may not thereafter be transferred except (A) to any successor of DTC or its nominee, provided that any such successor shall be qualified under any applicable laws to provide the service proposed to be provided by it; (B) to any substitute depository appointed by the Finance Director pursuant to subsection (2) below or such substitute depository’s successor; or (C) to any person as provided in subsection (4) below.

(2) Upon the resignation of DTC or its successor (or any substitute depository or its successor) from its functions as depository or a determination by the Finance Director to discontinue the system of book-entry transfers through DTC or its successor (or any substitute depository or its successor), the Finance Director may hereafter appoint a substitute depository. Any such substitute depository shall be qualified under any applicable laws to provide the services proposed to be provided by it.

(3) In the case of any transfer pursuant to clause (A) or (B) of subsection (1) above, the Bond Registrar shall, upon receipt of all outstanding Bonds together with a written request on behalf of the Finance Director, issue a single new Bond for such series for each maturity then outstanding, registered in the name of such successor or such substitute depository, or their nominees, as the case may be, all as specified in such written request of the Finance Director.

(4) In the event that (A) DTC or its successor (or substitute depository or its successor) resigns from its functions as depository, and no substitute depository can be obtained, or (B) the Finance Director determines that it is in the best interest of the Beneficial Owners of the Bonds of a series that such owners be able to obtain physical Bond certificates, the ownership of such Bonds may then be transferred to any person or entity as herein provided, and shall no longer be held by a depository. The Finance Director shall deliver a written request to the Bond Registrar, together with a supply of physical Bonds, to issue Bonds as herein provided in any authorized denomination. Upon receipt by the Bond Registrar of all then outstanding Bonds of such series together with a written request on behalf of the Finance Director to the Bond Registrar, new Bonds of such series shall be issued in the appropriate denominations and registered in the names of such persons as are requested in such written request.

(e) *Registration of Transfer of Ownership or Exchange; Change in Denominations.* The transfer of any Bond may be registered and Bonds may be exchanged, but no transfer of any such Bond shall be valid unless it is surrendered to the Bond Registrar with the assignment form appearing on such Bond duly executed by the Registered Owner or such Registered Owner’s duly authorized agent in a manner satisfactory to the Bond Registrar. Upon such surrender, the Bond Registrar shall cancel the surrendered Bond and shall authenticate and deliver, without charge to the Registered Owner or transferee therefor, a new Bond (or Bonds at the option of the new Registered Owner) of the same series, date, maturity, and interest rate and for the same aggregate principal amount in any authorized denomination, naming as Registered Owner the person or persons listed as the assignee on the assignment form appearing on the surrendered Bond, in exchange for such surrendered and cancelled Bond. Any Bond may be surrendered to the Bond

Registrar and exchanged, without charge, for an equal aggregate principal amount of Bonds of the same series, date, maturity, and interest rate, in any authorized denomination. The Bond Registrar shall not be obligated to register the transfer of or to exchange any Bond during the period from the Record Date to the redemption or payment date.

(f) *Bond Registrar's Ownership of Bonds.* The Bond Registrar may become the Registered Owner of any Bond with the same rights it would have if it were not the Bond Registrar and, to the extent permitted by law, may act as depository for and permit any of its officers or directors to act as a member of, or in any other capacity with respect to, any committee formed to protect the right of the Registered Owners or Beneficial Owners of Bonds.

(g) *Place and Medium of Payment.* Both principal of and interest on the Bonds shall be payable in lawful money of the United States of America. Interest on the Bonds shall be calculated on the basis of a year of 360 days and twelve 30-day months. For so long as all Bonds of a series are held by DTC, payments of principal thereof and interest thereon shall be made to Registered Owners as of the Record Date as provided in accordance with the operational arrangements of DTC referred to in the Letter of Representations. In the event that the Bonds of a series are no longer held by DTC or other depository, interest on such Bonds shall be paid by check or draft mailed to the Registered Owners at the addresses for such Registered Owners appearing on the Bond Register on the Record Date, or upon the written request of a Registered Owner of more than \$1,000,000 of Bonds of a series (received by the Bond Registrar at least by the Record Date), such payment shall be made by the Bond Registrar by wire transfer to the account within the United States designated by the Registered Owner. Principal of such Bonds shall be payable upon presentation and surrender of such Bonds by the Registered Owners at the designated office of the Bond Registrar.

If any Bond is duly presented for payment and funds have not been provided by the City on the applicable payment date, then interest will continue to accrue thereafter on the unpaid principal thereof at the rate stated on the Bond until the Bond is paid.

#### Section 4. Redemption Prior to Maturity and Purchase of Bonds.

(a) *Redemption of Bonds.* The Bonds of each series shall be subject to mandatory redemption to the extent, if any, as set forth in the applicable Sale Document and as approved by a Designated Representative pursuant to Section 10. The Bonds of each series shall be subject to optional redemption and/or prepayment on the dates, at the prices and under the terms set forth in the applicable Sale Document approved by a Designated Representative pursuant to Section 10.

(b) *Purchase of Bonds.* The City reserves the right to purchase any of the Bonds offered to it at any time at a price deemed reasonable by a Designated Representative.

(c) *Selection of Bonds for Redemption.* If the Bonds are held in book-entry only form, the selection of particular Bonds within a series and maturity to be redeemed shall be made in accordance with the operational arrangements then in effect at DTC. If the Bonds are no longer held by a depository, the selection of such Bonds to be redeemed and the surrender and reissuance thereof, as applicable, shall be made as provided in the following provisions of this subsection (c) or as otherwise provided in the applicable Sale Document. If the City redeems at any one time

fewer than all of the Taxable Bonds of a series having the same maturity date, the particular Taxable Bonds or portions of Taxable Bonds of such series and maturity to be redeemed shall be selected on a pro rata pass-through distribution of principal basis. In the event that only a portion of the principal sum of a Taxable Bond is redeemed, upon surrender of such Taxable Bond at the designated office of the Bond Registrar there shall be issued to the Registered Owner, without charge therefor, for the then unredeemed balance of the principal sum thereof, at the option of the Registered Owner, a Taxable Bond or Bonds of like series, maturity and interest rate in any of the denominations herein authorized. If the City redeems at any one time fewer than all of the Tax-Exempt Bonds having the same maturity date within a series, the particular Tax-Exempt Bonds or portions of Tax-Exempt Bonds of such series and maturity to be redeemed shall be selected by lot (or in such manner determined by the Bond Registrar) in increments of \$5,000. In the case of a Tax-Exempt Bond of a denomination greater than \$5,000, the City and the Bond Registrar shall treat each Tax-Exempt Bond of such series as representing such number of separate Tax-Exempt Bonds each of the denomination of \$5,000 as is obtained by dividing the actual principal amount of such Tax-Exempt Bonds of such series by \$5,000. In the event that only a portion of the principal sum of a Tax-Exempt Bond is redeemed, upon surrender of such Tax-Exempt Bond at the principal office of the Bond Registrar there shall be issued to the Registered Owner, without charge therefor, for the then unredeemed balance of the principal sum thereof, at the option of the Registered Owner, a Tax-Exempt Bond or Bonds of like maturity, series, and interest rate in any of the denominations herein authorized. To the extent the City optionally redeems or purchases for retirement any Term Bond, any remaining mandatory sinking fund payment or mandatory prior redemption requirements for such Term Bond shall be reduced on a pro rata basis.

(d) *Notice of Redemption.*

(1) Official Notice. For so long as the Bonds are held in book-entry form, notice of redemption (which notice may be conditional) shall be given in accordance with the operational arrangements of DTC as then in effect, and neither the City nor the Bond Registrar will provide any notice of redemption to any Beneficial Owners. Thereafter (if the Bonds are no longer held in book-entry form), notice of redemption shall be given in the manner hereinafter provided. Unless waived by any owner of Bonds to be redeemed, official notice of any such redemption (which redemption may be conditioned by the Bond Registrar on the receipt of sufficient funds for redemption or otherwise) shall be given by the Bond Registrar on behalf of the City by mailing a copy of an official redemption notice by first class mail at least 20 days and not more than 60 days prior to the date fixed for redemption to the Registered Owner of the Bond or Bonds to be redeemed at the address shown on the Bond Register or at such other address as is furnished in writing by such Registered Owner to the Bond Registrar.

All official notices of redemption shall be dated and shall state: (A) the redemption date, (B) the redemption price, (C) if fewer than all outstanding Bonds are to be redeemed, the identification by maturity (and, in the case of partial redemption, the respective principal amounts) of the Bonds to be redeemed, (D) any conditions to redemption, (E) that (unless such notice is conditional) on the redemption date the redemption price will become due and payable upon each such Bond or portion thereof called for redemption, and that interest thereon shall cease to accrue from and after said date, and (F) the place where such Bonds are to be surrendered for payment of the redemption price, which place of payment shall be the designated office of the Bond Registrar.

On or prior to any redemption date, unless any condition to such redemption has not been satisfied or waived or notice of such redemption has been rescinded, the City shall deposit with the Bond Registrar an amount of money sufficient to pay the redemption price of all the Bonds or portions of Bonds which are to be redeemed on that date.

The City retains the right to rescind any redemption notice and the related optional redemption of Bonds by giving notice of rescission to the affected Registered Owners at any time on or prior to the scheduled redemption date. Any notice of optional redemption that is so rescinded shall be of no effect, and the Bonds for which the notice of optional redemption has been rescinded shall remain outstanding.

(2) Effect of Notice; Bonds Due. If an unconditional notice of redemption has been given and not rescinded, or if the conditions set forth in a conditional notice of redemption have been satisfied or waived, the Bonds or portions of Bonds to be redeemed shall, on the redemption date, become due and payable at the redemption price therein specified, and, if the Bond Registrar then holds sufficient funds to pay such Bonds at the redemption price, then from and after such date such Bonds or portions of Bonds shall cease to bear interest. Upon surrender of such Bonds for redemption in accordance with said notice, such Bonds shall be paid by the Bond Registrar at the redemption price. Installments of interest due on or prior to the redemption date shall be payable as herein provided for payment of interest. All Bonds which have been redeemed shall be canceled by the Bond Registrar and shall not be reissued.

(3) Additional Notice. In addition to the foregoing notice, further notice shall be given by the City as set out below, but no defect in said further notice nor any failure to give all or any portion of such further notice shall in any manner defeat the effectiveness of a call for redemption if notice thereof is given as above prescribed. Each further notice of redemption given hereunder shall contain the information required above for an official notice of redemption plus (A) the CUSIP numbers of all Bonds being redeemed; (B) the date of issue of such Bonds as originally issued; (C) the rate of interest borne by each Bond being redeemed; (D) the series and maturity date of each Bond being redeemed; and (E) any other descriptive information needed to identify accurately the Bonds being redeemed. Each further notice of redemption may be sent at least 20 days before the redemption date to each party entitled to receive notice pursuant to the Continuing Disclosure Certificate and with such additional information as the City shall deem appropriate, but such mailings shall not be a condition precedent to the redemption of such Bonds.

(4) Amendment of Notice Provisions. The foregoing notice provisions of this Section 4, including but not limited to the information to be included in redemption notices and the persons designated to receive notices, may be amended by additions, deletions and changes in order to maintain compliance with duly promulgated regulations and recommendations regarding notices of redemption of municipal securities.

Section 5. Form of Bonds. The Bonds of each series shall be in substantially the form set forth in Exhibit A, which is incorporated herein by this reference, with such changes thereto as may be approved by a Designated Representative.

Section 6. Execution of Bonds. The Bonds of each series shall be executed on behalf of the City with the manual or facsimile signatures of the Mayor and the City Clerk and the seal of the City shall be impressed, imprinted or otherwise reproduced thereon.

Only such Bonds as shall bear thereon a Certificate of Authentication in the form set forth in Exhibit A, manually executed by the Bond Registrar, shall be valid or obligatory for any purpose or entitled to the benefits of this ordinance. Such Certificate of Authentication shall be conclusive evidence that the Bonds so authenticated have been duly executed, authenticated and delivered hereunder and are entitled to the benefits of this ordinance.

In case either of the officers who shall have executed the Bonds shall cease to be an officer or officers of the City before the Bonds so signed shall have been authenticated or delivered by the Bond Registrar, or issued by the City, such Bond may nevertheless be authenticated, delivered and issued and upon such authentication, delivery and issuance, shall be as binding upon the City as though those who signed the same had continued to be such officers of the City. Any Bond may be signed and attested on behalf of the City by such persons who at the date of the actual execution of such Bond, are the proper officers of the City, although at the original date of such Bond any such person shall not have been such officer of the City.

Section 7. Application of Bond Proceeds; Refunding Plan.

(a) *New Money Bonds.* The Finance Director is hereby authorized to create a fund or account (the "Project Fund"), and subaccounts therein as necessary, for the purposes set forth in this section. A portion of the proceeds of the sale of the New Money Bonds, net of any Underwriter's discount and fees, in the amounts specified in the closing memorandum prepared in connection with the issuance of the Bonds. Such proceeds shall be used to pay and/or reimburse the City for the costs of the New Money Projects and to pay costs of issuance for the New Money Bonds.

To the extent the City makes capital expenditures for the New Money Projects prior to the date the New Money Bonds are issued, the City intends to reimburse all or a portion of those capital expenditures out of proceeds of the Bonds as permitted by U.S. Treasury Regulation 1.150-2(d).

The Finance Director shall invest money in the Project Fund and the subaccounts contained therein in such obligations as may now or hereafter be permitted by law to cities of the State and which will mature prior to the date on which such money shall be needed, but only to the extent that the same are acquired and disposed of at Fair Market Value. Any remaining Bond proceeds (including interest earnings thereon) may be used for other capital projects of the City or shall be transferred to the Debt Service Fund to pay principal on the New Money Bonds, as the Council in its discretion shall determine.

(b) *Refunding Plan.* If market conditions allow for debt service savings, the City proposes to refund and defease the Refunded Bonds as set forth herein for the purpose of achieving debt service savings. If a Designated Representative determines that it is in the best interest of the City to proceed with the refunding authorized herein, a Designated Representative shall designate all or a portion of the Refunding Candidates as Refunded Bonds and such designation shall be set

forth in the Applicable Sale Document. Each Designated Representative is hereby authorized to select the Refunded Bonds from the Refunding Candidates, to establish the Call Date for the Refunded Bonds, to provide or cause to be provided notice of redemption of the Refunded Bonds in accordance with the applicable provisions of the 2011 Bond Ordinance authorizing the issuance of the Refunded Bonds, and to take any action as determined to be necessary and in the best interest of the City to refund the Refunded Bonds.

Net proceeds of any Refunding Bonds shall either be remitted to the City or deposited with the Escrow Agent pursuant to an Escrow Agreement, and shall be used immediately upon receipt thereof to defease and refund the Refunded Bonds as authorized by the 2011 Bond Ordinance and to pay costs of issuance of such Refunding Bonds as set forth in the closing memorandum prepared in connection with the issuance of the Refunding Bonds.

Any Refunding Bond proceeds and any other available funds of the City, if any, deposited with the Escrow Agent shall be used to defease the Refunded Bonds and discharge the obligation thereon by either being held uninvested as cash or by the purchase of Acquired Obligations bearing such interest and maturing as to principal and interest in such amounts and at such times which, together with any necessary beginning cash balance, will provide for the payment of interest on such Refunded Bonds on the Call Date and the redemption price of such Refunded Bonds on the Call Date. Such Acquired Obligations, if any, shall be purchased at a yield not greater than the yield permitted by the Code and regulations relating to acquired obligations in connection with refunding the bond issues.

(c) *Escrow Agent; Escrow Agreement.* U.S. Bank Trust Company, National Association is hereby appointed as Escrow Agent. The proceeds of any Refunding Bonds remaining after acquisition of the Acquired Obligations, if any, and provision for the necessary beginning cash balance shall be used to pay expenses of the acquisition and safekeeping of the Acquired Obligations and costs of issuance of the Refunding Bonds and the administrative costs of the refunding. In order to carry out the purposes of this section, each Designated Representative is authorized and directed to execute and deliver the Escrow Agreement to the Escrow Agent.

(d) *Call for Redemption of the Refunded Bonds.* If a Designated Representative determines to proceed with the refunding of all or a portion of the Refunding Candidates, the City hereby agrees to set aside available funds of the City and sufficient funds out of proceeds of the Refunding Bonds, including from the purchase of the Acquired Obligations, if any, to make payments described above. The City authorizes each Designated Representative to call the Refunded Bonds for redemption in accordance with the provisions of the 2011 Bond Ordinance. Such defeasance and call for redemption of the Refunded Bonds shall be irrevocable after the issuance of the Refunding Bonds. The Escrow Agent is hereby authorized to carry out the terms of the Escrow Agent on behalf of the City, including the giving of notice of defeasance and redemption of the Refunded Bonds in accordance with the applicable provisions of the 2011 Bond Ordinance.

Section 8. Tax Covenants. The City will take all actions necessary to assure the exclusion of interest on any Tax-Exempt Bonds from the gross income of the owners of such Tax-Exempt Bonds to the same extent as such interest is permitted to be excluded from gross income under the Code as in effect on the date of issuance of such Tax-Exempt Bonds, including but not

limited to the following:

(a) *Private Activity Bond Limitation.* The City will assure that the proceeds of the Tax-Exempt Bonds are not so used as to cause the Tax-Exempt Bonds to satisfy the private business tests of Section 141(b) of the Code or the private loan financing test of Section 141(c) of the Code.

(b) *Limitations on Disposition of Improvements.* The City will not sell or otherwise transfer or dispose of (i) any personal property components of the projects financed with proceeds of Tax-Exempt Bonds other than in the ordinary course of an established government program under Treasury Regulation § 1.141-2(d)(4) or (ii) any real property components of the projects financed with proceeds of Tax-Exempt Bonds, unless it has received an opinion of Bond Counsel to the effect that such disposition will not adversely affect the treatment of interest on the Tax-Exempt Bonds as excludable from gross income for federal income tax purposes.

(c) *Federal Guarantee Prohibition.* The City will not take any action or permit or suffer any action to be taken if the result of such action would be to cause any of the Tax-Exempt Bonds to be “federally guaranteed” within the meaning of Section 149(b) of the Code.

(d) *Rebate Requirement.* The City will take any and all actions necessary to assure compliance with Section 148(f) of the Code, relating to the rebate of excess investment earnings, if any, to the federal government, to the extent that such section is applicable to the Tax-Exempt Bonds.

(e) *No Arbitrage.* The City will not take, or permit or suffer to be taken, any action with respect to the proceeds of the Tax-Exempt Bonds which, if such action had been reasonably expected to have been taken, or had been deliberately and intentionally taken, on the date of issuance of the Tax-Exempt Bonds would have caused the Tax-Exempt Bonds to be “arbitrage bonds” within the meaning of Section 148 of the Code.

(f) *Registration Covenant.* The City will maintain a system for recording the ownership of each Tax-Exempt Bond that complies with the provisions of Section 149 of the Code until all Tax-Exempt Bonds have been surrendered and canceled.

(g) *Record Retention.* The City will retain its records of all accounting and monitoring it carries out with respect to the Tax-Exempt Bonds for at least three years after the Tax-Exempt Bonds mature or are redeemed (whichever is earlier); however, if the Tax-Exempt Bonds are redeemed and refunded, the City will retain its records of accounting and monitoring at least three years after the earlier of the maturity or redemption of the obligations that refunded the Tax-Exempt Bonds.

(h) *Compliance with Federal Tax Certificate.* The City will comply with the provisions of the Federal Tax Certificate with respect to a series of Tax-Exempt Bonds, which are incorporated herein as if fully set forth herein. In the event of any conflict between this section and the Federal Tax Certificate, the provisions of the Federal Tax Certificate will prevail.

The covenants of this section will survive payment in full or defeasance of the Tax-Exempt Bonds.

Section 9. Debt Service Fund; Pledge of Funds; General Obligation. The City hereby authorizes the creation of one or more funds, and accounts held therein, to be used for the payment of debt service on each series of Bonds, designated as the “Limited Tax General Obligation and Refunding Bond Debt Service Fund” or other such designation selected by the City (the “Debt Service Fund”). No later than the date each payment of principal of or interest on the Bonds becomes due, the City shall transmit sufficient funds, from the Debt Service Fund or from other legally available sources, to the Bond Registrar for the payment of such principal or interest. Money in the Debt Service Fund may be invested in legal investments for City funds, but only to the extent that the same are acquired and disposed of at Fair Market Value. Any interest or profit from the investment of such money shall be deposited in the Debt Service Fund.

The City hereby irrevocably covenants and agrees for as long as the Bonds are outstanding and unpaid that each year it will include in its budget and levy an *ad valorem* tax upon all the property within the City subject to taxation in an amount that will be sufficient, together with other revenues and money of the City legally available for such purposes, to pay the principal of and interest on the Bonds when due.

The City hereby irrevocably pledges that the annual tax provided for herein to be levied for the payment of such principal and interest shall be within and as a part of the tax levy permitted to cities without a vote of the people, and that a sufficient portion of each annual levy to be levied and collected by the City prior to the full payment of the principal of and interest on the Bonds will be and is hereby irrevocably set aside, pledged and appropriated for the payment of the principal of and interest on the Bonds. The full faith, credit and resources of the City are hereby irrevocably pledged for the annual levy and collection of said taxes and for the prompt payment of the principal of and interest on the Bonds when due.

Section 10. Sale of Bonds.

(a) *Bond Sale.* The Council has determined that it would be in the best interest of the City to delegate to the Designated Representatives for a limited time the authority to authorize the Bonds to be issued in one or more series, to designate each series of Bonds as Tax-Exempt or Taxable Bonds, and to approve the method of sale, the interest rates, maturity dates, redemption terms and principal maturities for each series of Bonds. The Designated Representatives are each hereby authorized to approve the issuance, from time to time, on a single date or on multiple dates to be determined to be in the best interest of the City, of one or more series of Bonds and to approve a competitive bond sale or a negotiated bond sale for each series of Bonds, as set forth below.

(b) *Negotiated Bond Sale.* If a Designated Representative determines that one or more series of Bonds are to be sold by negotiated public sale, a Designated Representative shall select one or more Underwriters that a Designated Representative determines to be in the best interest of the City. Such Bonds shall be sold to the Underwriter(s) pursuant to the terms of a Bond Purchase Contract.

(c) *Competitive Sale.* If a Designated Representative determines that one or more series of Bonds are to be sold at a competitive public sale, a Designated Representative shall: (1) establish the date of the public sale; (2) establish the criteria by which the successful bidder will be determined; (3) request that a good faith deposit in an amount not less than one percent of



the principal amount of the offering accompany each bid; (4) cause notice of the public sale to be given; and (5) provide for such other matters pertaining to the public sale as a Designated Representative deems necessary or desirable. Such Bonds shall be sold to the Underwriter pursuant to the terms of a Certificate of Award.

(d) *Sale Parameters.* Subject to the terms and conditions set forth in this Section 10, each Designated Representative is hereby authorized to approve the method of sale and the final interest rates, aggregate principal amount, principal maturities, and redemption rights for any series of the Bonds in the manner provided hereafter so long as:

- (1) the aggregate principal (face) amount of all Bonds issued pursuant to this ordinance does not exceed \$29,000,000;
- (2) the final maturity date for the Bonds issued under this ordinance is no later than December 1, 2045;
- (3) the true interest cost for the Bonds of a series (in the aggregate) does not exceed 5.00%;
- (4) the aggregate purchase price for the Bonds of a series shall not be less than 98% or more than 135%; and
- (5) the Bonds conform to all other terms of this ordinance.

Subject to the terms and conditions set forth in this section, each Designated Representative is hereby authorized to execute one or more Sale Documents on behalf of the City.

Following the execution of a Sale Document, a Designated Representative shall provide a report to the Council describing the final terms of the Bonds approved pursuant to the authority delegated in this section. The authority granted to the Designated Representatives by this Section 10 to execute any Sale Document shall expire one year (365 days) after the effective date of this ordinance. If a Sale Document for the Bonds has not been executed by such date, the authorization for the issuance of such Bonds shall be rescinded, and such Bonds shall not be issued nor their sale approved unless such Bonds shall have been re-authorized by ordinance of the Council. The ordinance re-authorizing the issuance and sale of such Bonds may be in the form of a new ordinance repealing this ordinance in whole or in part or may be in the form of an amendatory ordinance approving a Sale Document or establishing terms and conditions for the authority delegated under this Section 10.

(e) *Delivery of Bonds; Documentation.* The proper officials of the City, including the City Manager, Finance Director, the Mayor and the City Clerk, are authorized and directed to undertake all action necessary for the prompt execution and delivery of the Bonds to the applicable Underwriter and further to execute all closing certificates and documents required to effect the closing and delivery of the Bonds in accordance with the terms of the applicable Sale Document. Such documents may include, but are not limited to, documents related to a municipal bond insurance policy delivered by an insurer to insure the payment when due of the principal of and

interest on all or a portion of the Bonds as provided therein, if such insurance is determined by a Designated Representative to be in the best interest of the City.

(f) *Preliminary and Final Official Statements.* Each Designated Representative is hereby authorized to deem final the preliminary Official Statement(s) relating to a series of Bonds for the purposes of the Rule. Each Designated Representative is further authorized to approve for purposes of the Rule, on behalf of the City, the final Official Statement(s) relating to the issuance and sale of a series of Bonds and the distribution of the final Official Statement pursuant thereto with such changes, if any, as may be deemed to be appropriate.

Section 11. Undertaking to Provide Ongoing Disclosure. The City covenants to execute and deliver at the time of Closing of a series of Bonds a Continuing Disclosure Certificate consistent with the Rule. Each Designated Representative is hereby authorized to execute and deliver a Continuing Disclosure Certificate upon the issuance, delivery and sale of each series of the Bonds with such terms and provisions as such officer shall deem appropriate and in the best interest of the City.

Section 12. Defeasance. In the event that money and/or noncallable Government Obligations, maturing at such time or times and bearing interest to be earned thereon in amounts (together with such money, if necessary) sufficient to redeem and retire part or all of the Bonds in accordance with their terms, are set aside in a special account of the City to effect such redemption and retirement, and such money and the principal of and interest on such Government Obligations are irrevocably set aside and pledged for such purpose, then no further payments need be made into the Debt Service Fund for the payment of the principal of and interest on the Bonds so provided for, and such Bonds shall cease to be entitled to any lien, benefit or security of this ordinance except the right to receive the money so set aside and pledged, and such Bonds shall be deemed not to be outstanding hereunder. The City shall give or cause to be given written notice of defeasance in accordance with the Continuing Disclosure Certificate.

Section 13. Lost, Stolen or Destroyed Bonds. In case any Bond or Bonds are lost, stolen or destroyed, the Bond Registrar may execute and deliver a new Bond or Bonds of like series, date, number and tenor to the Registered Owner thereof upon the Registered Owner's paying the expenses and charges of the City and the Bond Registrar in connection therewith and upon such Registered Owner's filing with the City (a) evidence satisfactory to the City that such Bond was actually lost, stolen or destroyed, (b) evidence of such Registered Owner's ownership of such Bond or Bonds, and (c) upon furnishing the City and/or the Bond Registrar with indemnity satisfactory to the City and/or the Bond Registrar.

Section 14. Severability; Ratification. If any one or more of the covenants or agreements provided in this ordinance to be performed on the part of the City shall be declared by any court of competent jurisdiction to be contrary to law, then such covenant or covenants, agreement or agreements, shall be null and void and shall be deemed separable from the remaining covenants and agreements of this ordinance and shall in no way affect the validity of the other provisions of this ordinance or of the Bonds. All acts taken pursuant to the authority granted in this ordinance but prior to its effective date are hereby ratified and confirmed.

Section 15. Corrections by Clerk. Upon approval of the City Attorney and Bond Counsel, the City Clerk is hereby authorized to make necessary corrections to this ordinance, including but not limited to the correction of clerical errors; references to other local, state or federal laws, codes, rules or regulations; ordinance numbering and section/subsection numbering; and other similar necessary corrections.

Section 16. Effective Date of Ordinance. This ordinance shall become effective 30 days from the time of final passage and legal publication.

PASSED by the City Council of the City of Mercer Island, Washington, at a meeting of the City Council held on September 17, 2024.

CITY OF MERCER ISLAND,  
WASHINGTON

\_\_\_\_\_  
Salim Nice, Mayor

ATTEST:

\_\_\_\_\_  
Andrea Larson, City Clerk

Approved as to form:

\_\_\_\_\_  
Bio Park, City Attorney

PACIFICA LAW GROUP LLP

\_\_\_\_\_  
Bond Counsel

Published: \_\_\_\_\_

EXHIBIT A

FORM OF BOND

[DTC LANGUAGE]

UNITED STATES OF AMERICA

NO. \_\_\_\_\_ \$ \_\_\_\_\_

STATE OF WASHINGTON  
CITY OF MERCER ISLAND  
LIMITED TAX GENERAL OBLIGATION [AND REFUNDING] BOND, 2024[\_\_\_] [(TAX-EXEMPT/TAXABLE)]

INTEREST RATE: %      MATURITY DATE:      CUSIP NO.:  
REGISTERED OWNER: CEDE & Co.  
PRINCIPAL AMOUNT: \_\_\_\_\_ NO/100 DOLLARS

The City of Mercer Island, Washington (the “City”), hereby acknowledges itself to owe and for value received promises to pay to the Registered Owner identified above, or registered assigns, on the Maturity Date identified above, the Principal Amount indicated above and to pay interest thereon from \_\_\_\_\_, 20\_\_, or the most recent date to which interest has been paid or duly provided for until payment of this bond at the Interest Rate set forth above, payable on \_\_\_\_\_ 1, 20\_\_, and semiannually thereafter on the first days of each succeeding \_\_\_\_\_ and \_\_\_\_\_.

Both principal of and interest on this bond are payable in lawful money of the United States of America. The fiscal agent of the State of Washington has been appointed by the City as the authenticating agent, paying agent and registrar for the bonds of this issue (the “Bond Registrar”). For so long as the bonds of this issue are held in fully immobilized form, payments of principal thereof and interest thereon shall be made as provided in accordance with the operational arrangements of The Depository Trust Company (“DTC”) referred to in the Blanket Issuer Letter of Representations (the “Letter of Representations”) from the City to DTC.

The bonds of this issue are issued under and in accordance with the provisions of the Constitution and applicable statutes of the State of Washington and Ordinance No. 24-[\_\_\_] duly passed by the City Council on September 17, 2024 (the “Bond Ordinance”). Capitalized terms used in this bond have the meanings given such terms in the Bond Ordinance.

This bond shall not be valid or become obligatory for any purpose or be entitled to any security or benefit under the Bond Ordinance until the Certificate of Authentication hereon shall have been manually signed by or on behalf of the Bond Registrar or its duly designated agent.

This bond is one of an authorized issue of bonds of like series, date, tenor, rate of interest and date of maturity, except as to number and amount in the aggregate principal amount of \$ \_\_\_\_\_ and is issued pursuant to the Bond Ordinance to provide a portion of the funds necessary (a) to acquire, design, construct, develop, improve, equip and furnish City facilities, (b)

to refund certain outstanding limited tax general obligation bonds of the City, and (c) to pay costs of issuance of the Bonds.

The City hereby irrevocably covenants and agrees with the owner of this bond that it will include in its annual budget and levy taxes annually, within and as a part of the tax levy permitted to the City without a vote of the electorate, upon all the property subject to taxation in amounts sufficient, together with other revenues and money legally available therefor, to pay the principal of and interest on this bond as the same shall become due on and after such date. The full faith, credit and resources of the City are hereby irrevocably pledged for the annual levy and collection of such taxes and the prompt payment of such principal and interest.

The pledge of tax levies for payment of principal of and interest on the bonds may be discharged prior to maturity of the bonds by making provision for the payment thereof on the terms and conditions set forth in the Bond Ordinance.

It is hereby certified that all acts, conditions and things required by the Constitution and statutes of the State of Washington to exist and to have happened, been done and performed precedent to and in the issuance of this bond exist and have happened, been done and performed and that the issuance of this bond and the bonds of this issue does not violate any constitutional, statutory or other limitation upon the amount of bonded indebtedness that the City may incur.

IN WITNESS WHEREOF, the City of Mercer Island, Washington, has caused this bond to be executed by the manual or facsimile signatures of the Mayor and the City Clerk and the seal of the City imprinted, impressed or otherwise reproduced hereon as of this \_\_\_\_ day of \_\_\_\_\_, 2024.

[SEAL]

CITY OF MERCER ISLAND, WASHINGTON

By \_\_\_\_\_ /s/ \_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_/s/\_\_\_\_\_  
City Clerk

The Bond Registrar’s Certificate of Authentication on the Bonds shall be in substantially the following form:

CERTIFICATE OF AUTHENTICATION

This bond is one of the bonds described in the within-mentioned Bond Ordinance and is of the Limited Tax General Obligation [and Refunding] Bonds, 2024 [(Taxable/Tax-Exempt)], of the City of Mercer Island, Washington, dated \_\_\_\_\_, 2024.

WASHINGTON STATE FISCAL AGENT, as  
Bond Registrar

By \_\_\_\_\_

CERTIFICATE

I, the undersigned, City Clerk of the City of Mercer Island, Washington, DO HEREBY CERTIFY:

1. That the attached is a true and correct copy of Ordinance No. \_\_\_\_\_ (the “Ordinance”) of the City, duly passed at a regular meeting of the City Council (the “Council”) of the City held on September 17, 2024.

2. That said meeting was duly convened and held in all respects in accordance with law, and due and proper notice of such meeting was given; that a legal quorum was present throughout the meeting and a legally sufficient number of members of the Council voted in the proper manner for the passage of said Ordinance; that all other requirements and proceedings incident to the proper passage of said Ordinance have been fully fulfilled, carried out and otherwise observed; and that I am authorized to execute this certificate.

3. That Ordinance No. 24-\_\_\_\_\_ has not been amended, supplemented or rescinded since its passage and is in full force and effect and that I am authorized to execute this certificate.

IN WITNESS WHEREOF, I have hereunto set my hand this 17th day of September, 2024.

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City Clerk



**BUSINESS OF THE CITY COUNCIL  
CITY OF MERCER ISLAND**

**AB 6529  
September 17, 2024  
Regular Business**

**AGENDA BILL INFORMATION**

<b>TITLE:</b>	AB 6529: AMI Data Collector Authorization	<input type="checkbox"/> Discussion Only <input checked="" type="checkbox"/> Action Needed: <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution
<b>RECOMMENDED ACTION:</b>	Authorize staff to proceed with permitting, installation, and operation of three AMI data collector stations.	

<b>DEPARTMENT:</b>	Public Works
<b>STAFF:</b>	Jason Kintner, Chief of Operations Alaine Sommargren, Deputy Public Works Director
<b>COUNCIL LIAISON:</b>	Jake Jacobson
<b>EXHIBITS:</b>	1. AMI Data Collector Locations and Current Status 2. Data Collector Photo Renderings
<b>CITY COUNCIL PRIORITY:</b>	3. Make once-in-a-generation investments to update and modernize aging infrastructure, capital facilities, and parks.

<b>AMOUNT OF EXPENDITURE</b>	\$ 7,352,916
<b>AMOUNT BUDGETED</b>	\$ 7,352,916
<b>APPROPRIATION REQUIRED</b>	\$ n/a

**EXECUTIVE SUMMARY**

The purpose of this agenda bill is to present information on the status of the Advanced Metering Infrastructure (AMI) meter replacement project and receive authorization to proceed with permitting and installing the remaining equipment needed to fully implement the AMI system.

- The City Council approved the Water Meter Replacement contract on July 19, 2022 to replace all water meters on Mercer Island with an AMI system ([AB 6112](#)).
- The substantial replacement of water meters was completed in August 2024.
- Data collection equipment, which is needed to fully implement the AMI system and customer portal, has been installed at two locations. Four additional data collection stations are needed to complete the system.
- Staff presented information about public feedback and alternative locations for the remaining data collection stations to City Council at the March 5, 2024 Regular Meeting ([AB 6422](#)).
- City Council directed staff to proceed with installation of one of the remaining locations (near Roanoke Park) and return with additional information for the remaining three locations.

Permitting is currently underway for the Council approved location in the right-of-way adjacent to Roanoke Park. Staff recommends applying for permits for the three remaining data collector stations, and if permits are approved, installing and activating them for use with the AMI system.



## BACKGROUND

### PROJECT BACKGROUND

In 2018, Mercer Island began an assessment of the City's water metering program and current technology options to meet the City's needs. Ultimately the City, in consultation with the Utility Board, decided to pursue "smart meters" through an Advanced Metering Infrastructure (AMI) system. This system automatically transmits water usage data from the meters via a secure, cloud-based network to the utility billing software.

Fully implemented, AMI systems provide precise, hourly water use data that helps support conservation activities with improved leak detection and allows staff to focus on addressing water issues by significantly reducing or eliminating the amount of walking and driving to individual meters.

After issuing a Request for Proposals, the City selected Ferguson Enterprises, LLC as the contractor for project implementation in July 2022 ([AB 6112](#)). Ferguson is using Sensus AMI Solutions equipment in the project implementation. Ferguson's installation subcontractor, Pedal Valves Inc., began installing meters in March 2024 and completed installations in early August.

### WATER METER INFRASTRUCTURE

The City of Mercer Island owns and maintains approximately 7,900 water meters, almost all of which have now been upgraded to the new digital models with data transceivers. This Island-wide replacement program is expected to not only reduce leaks and unaccounted water loss associated with water services but will also standardize maintenance and repairs of the meter system.

For the City to collect data from these new smart meters, data collection equipment must be installed at key locations around the Island and positioned to capture signals from nearly every water meter. Reliable signal coverage on Mercer Island can be particularly difficult due to the steep topography and tree canopy in some areas. The data collector equipment consists of an antenna, which range 7'-9' tall, and 1.5" to 6" wide, and a base station box, which is approximately 22" square. The base stations, which are located lower on each pole, will be painted brown to minimize their visibility.

### PERMITTING AND PUBLIC OUTREACH PROCESS

In order to install and activate the data collectors, each must be permitted by the City. The AMI system equipment is an essential public facility (EPF), which is defined in MICC 19.16 as "any public facility or facilities owned or operated by a unit of local or state government, public or private utility, transportation company, or any other entity that provides a public service as its primary mission and is difficult to site."

EPFs require a Conditional Use Permit (CUP) in all zones. In addition to the requirements for a pre-application meeting, Notice of Application, a Public Hearing with the Hearing Examiner, and a Notice of Decision, a Conditional Use Permit also requires the applicant to implement a substantial public participation process.

The public engagement process for the siting of each data collector includes the following elements:

- A letter and Frequently Asked Questions flier mailed to every address within at least 300' of each of the proposed location.
- Doorhangers about the project hung at every parcel within the same radius.
- Let's Talk page with specific information about each location, including a map of the area, information about the equipment dimensions and height, and a photo rendering of the new equipment.

Each element of the outreach program encourages the public to provide comments and questions to staff through the Let’s Talk page or via e-mail.

## ISSUE/DISCUSSION

### DATA COLLECTOR STATUS

Two of the data collection equipment stations have been permitted, installed, and activated. The propagation study conducted in early 2024 ([AB 6422](#)) identified the locations of four additional data collection stations. At the March 5, 2024 meeting, the City Council supported staff initiating the permitting and installation process for one of these sites, which is in the right-of-way adjacent to Roanoke Park. Today, staff is seeking Council’s authorization to proceed with the necessary steps to activate the three remaining data collection stations and complete the implementation of the AMI system.

Information about each data collection station is shown in the table below, and more detailed information is presented below. Exhibit 1 indicates each location on the Mercer Island map.

Location	Antenna mount height	Current status
1 - Roanoke/70 <sup>th</sup> & 20 <sup>th</sup>	50’	Permit review in process, PSE pole replacement application under review
2 - WMW & 32 <sup>nd</sup>	50’	Permit not started
3 - Crestwood	50’	Permit not started
4 - WMW & EMW	50’	Permit not started
5 - City Reservoir	110’	Permit approved, equipment installed and activated
6 - Island Crest Park	80’	Permit approved, equipment installed and activated

### City Reservoir and Island Crest Park

Data collectors were installed at the City reservoir (Location 5) and Island Crest Park (Location 6) and activated in June 2024 following the public engagement process and approval of their respective Conditional Use Permits. Due to their centralized locations on Mercer Island, they are able to reliably receive data from approximately 80% of water meters. Currently, Utility Billing staff can access this data and retrieve hourly water use data in response to a customers’ request, as long as their meters are within range of the existing data collectors.

Approximately 1,500-1,600 water meters are not currently being captured by these two data collectors, primarily due to the topography of the island, as well as the longer distances from the antennae. For the system to read the data from these remaining meters, four additional data collectors must be installed.

### Roanoke

The data collector proposed for installation in the right-of-way adjacent to Roanoke Park (Location 1) is currently in the City permitting process. The public participation process for this site took place in late 2023, and City staff applied for a Conditional Use Permit on May 21, 2024. The public hearing for the Roanoke data collector is scheduled to take place on September 26, 2024.

The antenna at the Roanoke site must be mounted at 55' high, necessitating the replacement of the PSE pole on which it will be mounted. The process to replace the pole with a taller pole was initiated in June 2024, and PSE is currently reviewing the City's application.

If both the City's permit application and the PSE application are successful, the equipment will be installed on the pole and activated in 2025.

### **West Mercer Way & SE 32<sup>nd</sup> St**

The propagation study indicates that one data collector station is needed near the intersection of West Mercer Way and SE 32<sup>nd</sup> St (Location 2), in order to capture data from meters in the northwest portion of the island. Because this is a predominantly residential area, staff recommends mounting the data collection equipment on a PSE-owned pole to eliminate the need for a new pole. Like the Roanoke pole, a PSE pole in this location will need to be replaced with a 55' tall pole. A photo rendering of an example pole replacement in this area is shown in Exhibit 2.

### **Crestwood Place**

A data collector east of the reservoir, in the Crestwood Place vicinity (Location 3), is also indicated in the propagation study as a necessary component of the complete system. This area is also residential and the installation of equipment on a replacement PSE or other utility pole is recommended. A photo rendering of a pole replacement in this area is shown in Exhibit 2.

### **West Mercer Way & East Mercer Way**

The sixth data collector, which is needed to capture data from meters at the south end of Mercer Island, is slated for placement near the transition between East and West Mercer Ways (Location 4). Although there is currently a utility pole at this location that supports other communication equipment, it is unable to host additional equipment due to clearance requirements between devices. Therefore, staff recommend that the AMI data collector equipment be mounted on a new 55' tall utility pole adjacent to the existing pole, as shown in the photo rendering in Exhibit 2. This installation is unlikely to present a significant visual change, as it is located on an arterial roadway in a heavily wooded area.

## **PROJECT COST**

The cost to permit, install, and activate the three remaining data collectors, including pole replacement/installation, is approximately \$475,000. This amount falls within the current project budget, and implementation of the recommendations presented here would not require additional project funding.

## **NEXT STEPS**

If City Council authorizes staff to proceed with the remaining three data collection stations, staff will begin the public outreach process for each location immediately. Once complete, CUP applications for each site will be submitted to the City and coordination efforts with PSE and other utilities for pole replacement and installation will begin. The timeline for PSE pole replacement is currently estimated at one year, indicating that the new data collectors would likely be activated in late 2025.

## **CUSTOMER PORTAL**

Staff continue to work on establishing the customer portal, an online site where residents and business owners can track their hourly water usage, set water use alerts for their accounts, and receive notifications

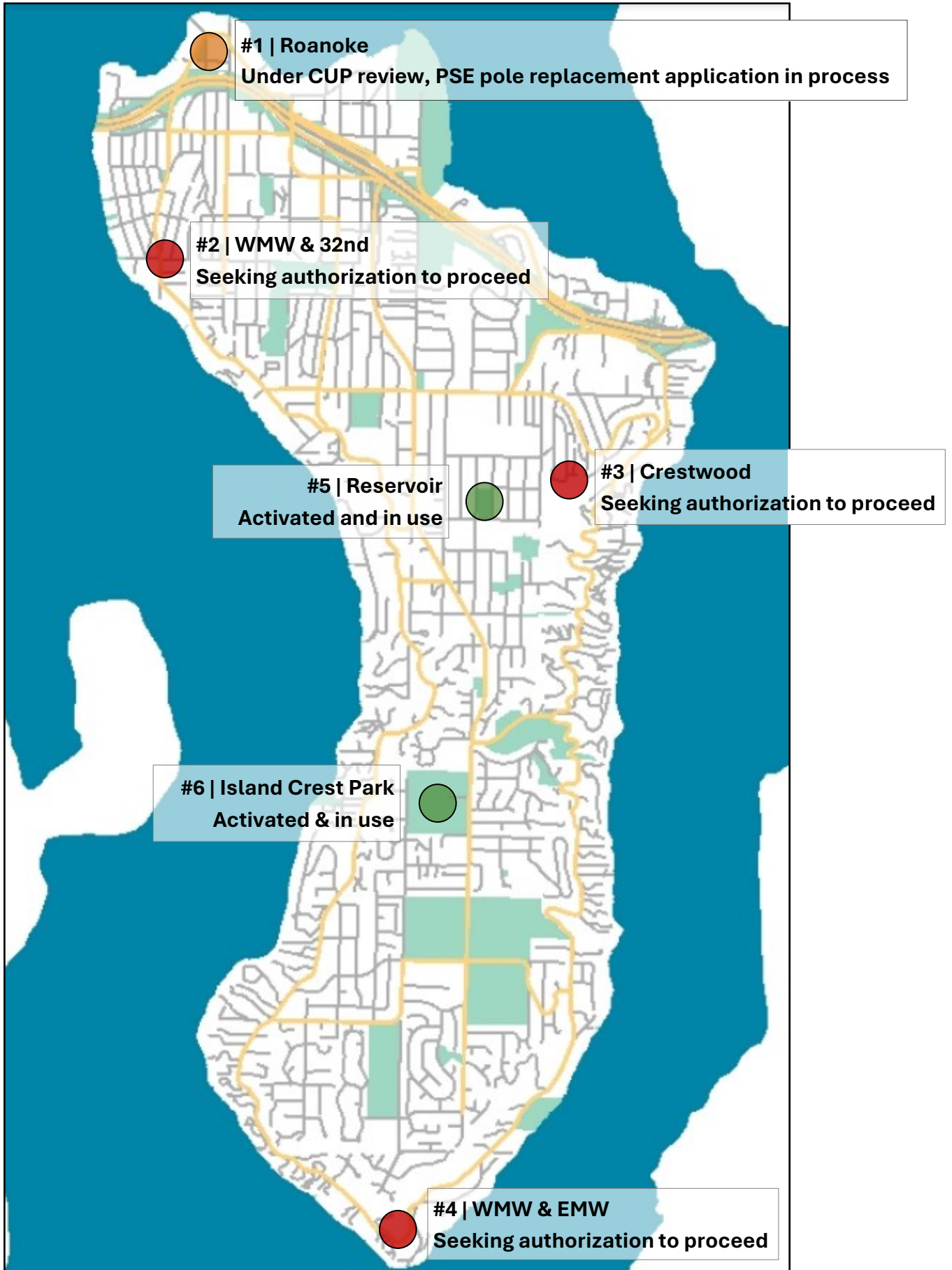
about potential leaks. The site is expected to launch in fall 2024. The City will implement a robust public outreach effort to ensure that customers are aware of the free online tool and can access their information. In the interim, customers with questions about their water bills or usage are encouraged to reach out to the Utility Billing team.

### **RECOMMENDED ACTION**

Authorize staff to apply for permits for the three remaining data collector stations, and if permits are approved, install and activate them for use with the AMI system.

# EXHIBIT 1: AMI Data Collector Locations and Current Status

Item 9.



# EXHIBIT 2: Data Collector Photo Renderings

Item 9.



Photo rendering of example pole replacement at West Mercer Way and SE 32nd St with data collector equipment

Photo of existing pole at West Mercer Way and SE 32nd St



Photo rendering of example pole replacement in Crestwood area (94th Ave SE & SE 43rd St) with data collector equipment

Photo of existing pole in Crestwood area (94th Ave SE & SE 43rd St)



Photo rendering of pole installation at West Mercer Way and East Mercer Way with data collector equipment



Photo of existing poles at West Mercer Way and East Mercer Way



# AMI Data Collector Authorization

AB6529 | September 17, 2024





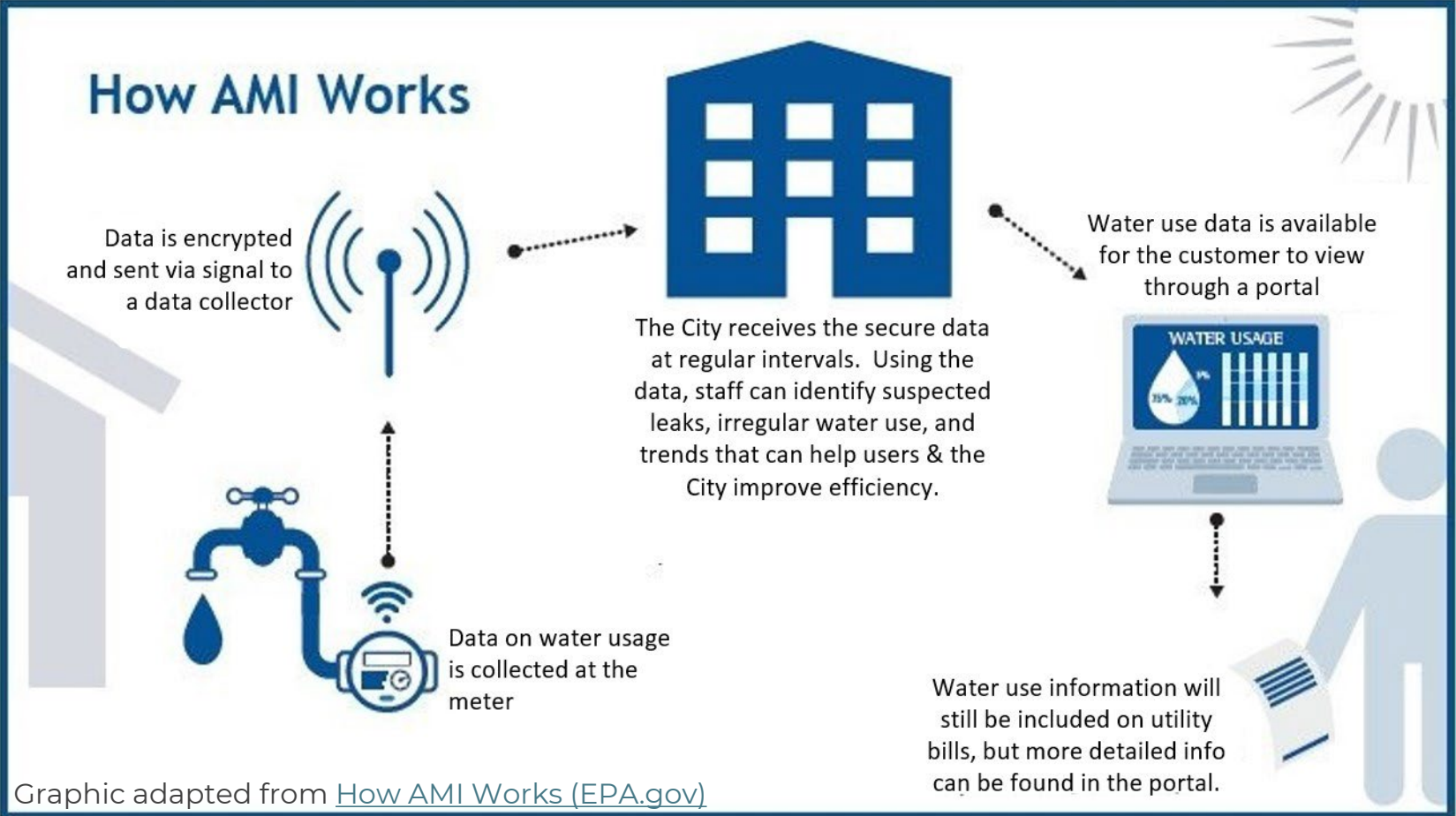


# Presentation Overview

- AMI Project Overview
- Permitting and Public Outreach
- Data Collector Status
- Project Cost
- Next Steps

# Project Overview

Upgrade Mercer Island's water meter system to an Advanced Metering Infrastructure (AMI) system



Graphic adapted from [How AMI Works \(EPA.gov\)](https://www.epa.gov/ami/how-ami-works)

# AMI System Operations

- When the AMI system is fully operational:
  - Water meters will transmit hourly water usage data to City system on 4-6 hour intervals.
  - Minimal meter reading required, allowing staff to focus on resolving meter issues.
  - Allow customers to monitor their water use through a customer portal.
  - Send notifications about potential leaks to City and customers, prompting faster response and issue resolution, and reducing water.

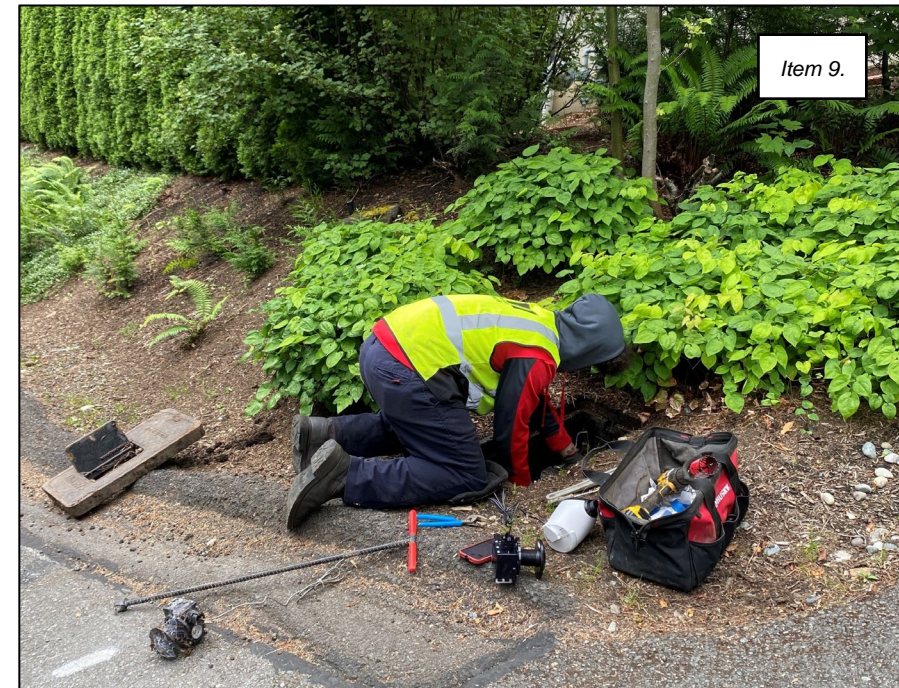


# Project Timeline

- 2018 City began work with HDR to evaluate best system for Mercer Island
- 2019 Request for Proposals (RFP) issued, nine proposals received
- 2020 Ferguson/Sensus selected after extensive selection process, including pilot study
- 2022 Contract awarded to Ferguson (AB 6112)
- 2022-2023 Equipment procurement
- 2023 Meter boxes cleaned and repaired by City
- 2024 Meter replacements (March - August)  
Two data collectors activated (June)

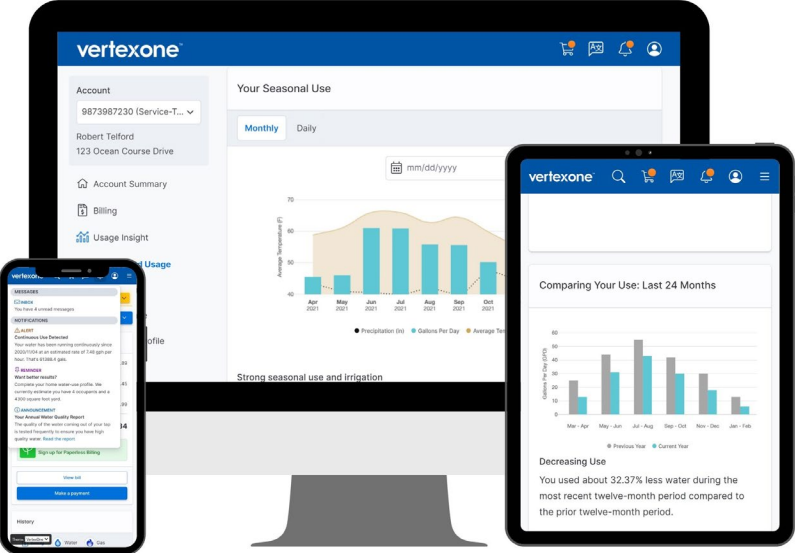
# Meter Replacements

- Approximately 7,900 water meters
  - 7,415 residential and business meters replaced by contractor
  - 250+ replaced by City staff
  - Handful of contractor corrections and 'tricky' meters remain
  - Most of the remaining meters are ones that are not part of AMI system: fire meters, etc.



# Customer Portal

- Will allow water customers to see their hourly water use, set leak alerts and use notifications
- **Expected to launch late fall 2024**
- Customers will receive information about how to sign up and use the portal once it is activated



# Data Collector Stations

- Last major element of AMI system, required to make system operational
- Make up the wireless system that allows data to be collected from individual meters
- Each station consists of:
  - Antenna - mounted higher to capture signal
  - Base station - mounted closer to ground for access





# Permitting & Public Outreach



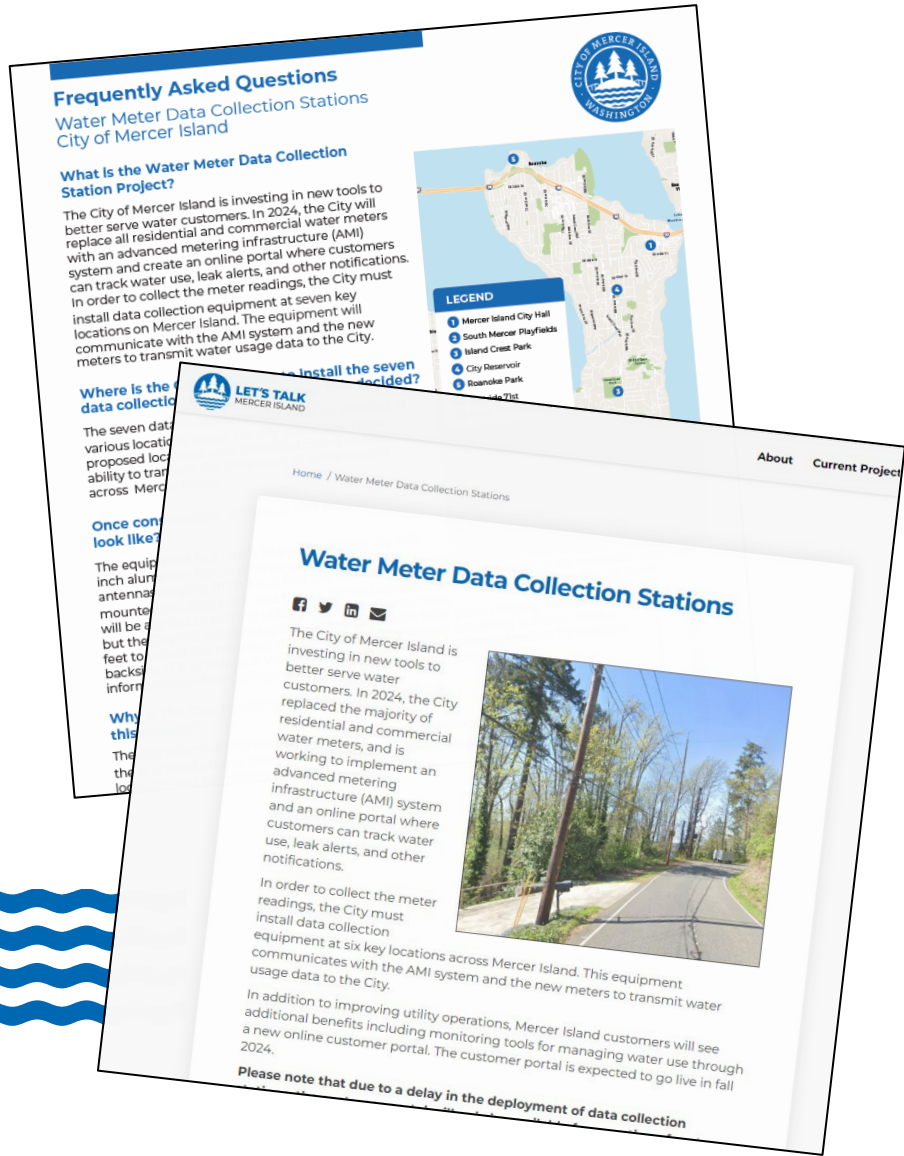


# Permit Requirements

- Each data collector requires the approval of a Conditional Use Permit (CUP)
- Authorize the use of the equipment as an Essential Public Facility
- Prior to submitting permit application, must conduct robust outreach effort to nearby properties
- Hearing Examiner determines the outcome of each CUP application



# Public Outreach



- Significant public outreach to all residents, businesses, and property owners within 300 ft of proposed location
- Engagement strategy includes:
  - Informational letter & FAQ flier mailing
  - Doorhangers
  - Let's Talk page - specific information about each location, including a map of the area, equipment information, and photo renderings.
- Encourage public to provide comments and questions to staff through the Let's Talk page or via e-mail

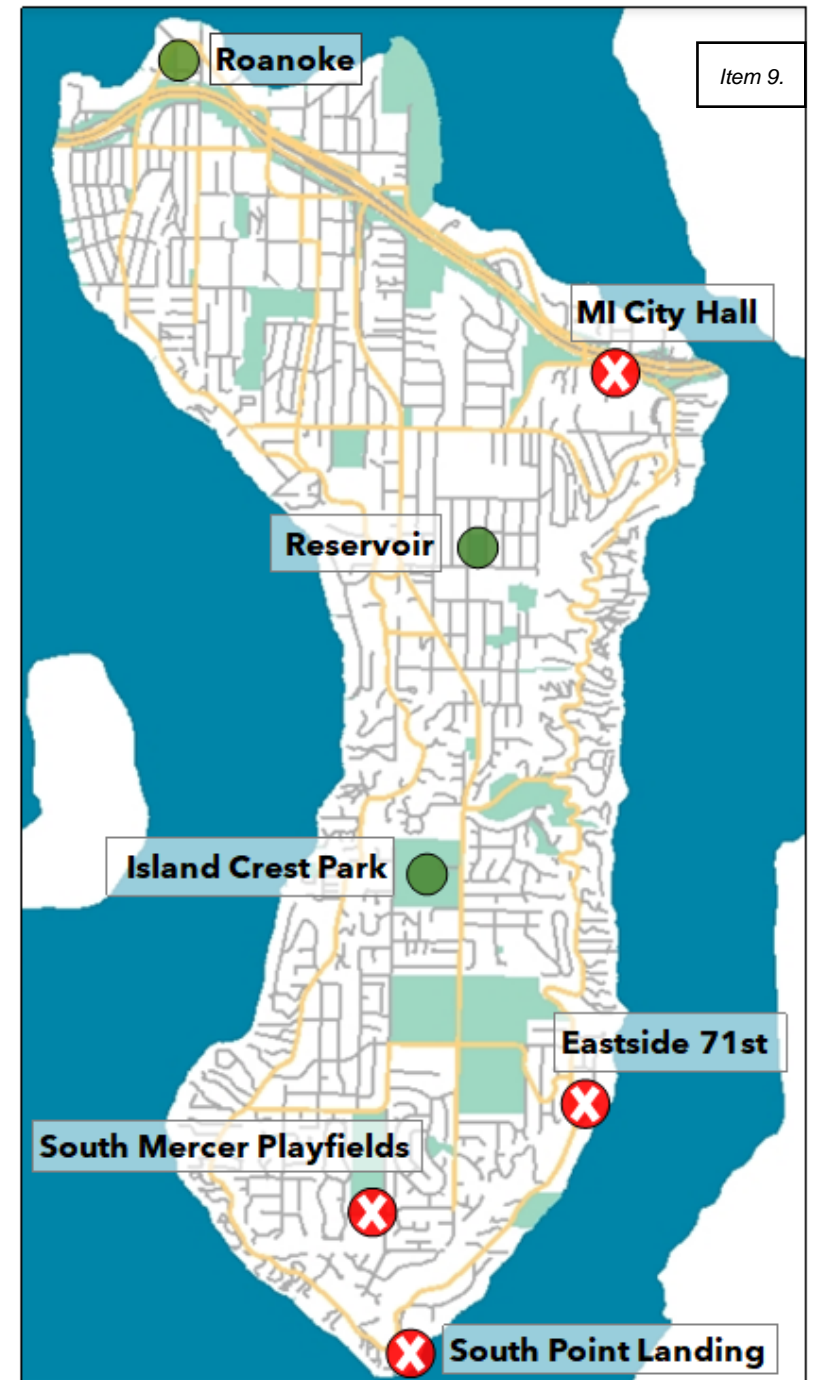


# Data Collector Status



# Previous Collector Locations

- In fall 2023, City launched public outreach regarding seven proposed locations for data collectors
- City received significant feedback about three of the sites
- **Four sites were removed from consideration**
- New propagation study conducted in early 2024
- Updated locations proposed at March 2024 City Council meeting ([AB6422](#))



# Data Collector Locations

Updated propagation study found that **6 antennas** are required for full coverage of the island:

Location	Antenna mount height
1 - Roanoke/70 <sup>th</sup> & 20 <sup>th</sup>	55'
2 - WMW & SE 32 <sup>nd</sup> St	55'
3 - Crestwood	55'
4 - West Mercer Way & East Mercer Way	55'
5 - City Reservoir (existing pole)	80'
6 - Island Crest Park (existing pole)	110'



# Island Crest Park & City Reservoir

- Both activated in June 2024, following permit approvals
- Reliably receive data from ~80% of water meters
- Utility billing staff can access hourly data for these accounts at customer request
  
- Approximately 1,500 meters are not within range, due to topography, distance, and/or tree canopy.



# Roanoke / 70<sup>th</sup> and 20th

- Public outreach for the site took place in fall 2023
- Discussed with City Council at March 2024 meeting
- Application for CUP submitted in May 2024
- Public hearing scheduled for September 26, 2024
- Request for 55' pole replacement is pending with PSE
- If CUP is approved and PSE application is successful, equipment will be installed and activated in 2025.



# West Mercer Way & SE 32<sup>nd</sup> St

- Needed to collect meter data in northwest area
- Area is residential, desire to minimize number of utility poles
- Propose replacing one PSE pole in area with a 55' pole
- **Requesting authorization to proceed with outreach and permitting**





# Crestwood

- Needed to collect meter data in northeast area
- Area is residential, desire to minimize number of utility poles
- Propose replacing one utility pole in area with a 55' pole
- **Requesting authorization to proceed with outreach and permitting**



## West Mercer Way & East Mercer Way

- Needed for collecting meter data in south portion of island
- Along arterial roadway, wooded area
- Propose installing new 55' tall, City-owned utility pole
- **Requesting authorization to proceed with outreach and permitting**



Photo rendering of pole installation and equipment

# Summary

Location	Antenna mount height	Status
1 - Roanoke/70 <sup>th</sup> & 20 <sup>th</sup>	55'	Permit review in process, PSE pole replacement application under review
<b>2 - WMW &amp; SE 32<sup>nd</sup> St</b>	<b>55'</b>	<b>Recommendation:</b> Start permit process to install equipment on replacement PSE pole
<b>3 - Crestwood</b>	<b>55'</b>	<b>Recommendation:</b> Start permit process to install on equipment replacement utility pole
<b>4 - West Mercer Way &amp; East Mercer Way</b>	<b>55'</b>	<b>Recommendation:</b> Start permit process to install equipment on new City-owned pole
5 - City Reservoir	80'	Permit approved, equipment installed and activated
6 - Island Crest Park	110'	Permit approved, equipment installed and activated



Item 9.

# Project Cost

- Project implementation cost - \$7.4 million
  - Ferguson/Sensus installation and service contracts
  - Permitting
  - Project management
  - City project staff
  
- Recommendations presented here can be implemented within project budget





# Next Steps



# Next Steps

If Council authorizes staff to proceed with the three remaining sites, staff will:

1. Launch public outreach effort for each site
2. Apply for Conditional Use Permit for each site
3. Coordinate pole replacement/installation for each site

If permits and pole replacements are approved, data collectors would likely be **activated in late 2025.**

# Recommended Action

Authorize staff to apply for permits for the three remaining data collector stations, and if permits are approved, install and activate them for use with the AMI system.



# Contact Us

## Customer Service Team

206.275.7600

customerservice@mercerisland.gov

## Let's Talk

[Water Meter Replacement Project](#)

[Water Meter Data Collection Stations](#)



# Questions?

**Jason Kintner** | Chief of Operations

**Alaine Sommargren** | Deputy Public Works Director

**Jeff Hansen, PE** | HDR | Utility Management Services Lead





**BUSINESS OF THE CITY COUNCIL  
CITY OF MERCER ISLAND**

**AB 6543  
September 17, 2024  
Regular Business**

**AGENDA BILL INFORMATION**

<b>TITLE:</b>	AB 6543: Town Center Parking Regulations Code Amendments (First Reading Ord. No. 24C-14)	<input type="checkbox"/> Discussion Only <input checked="" type="checkbox"/> Action Needed: <input checked="" type="checkbox"/> Motion <input checked="" type="checkbox"/> Ordinance <input type="checkbox"/> Resolution
<b>RECOMMENDED ACTION:</b>	Schedule Ordinance No. 24C-14 for second reading and adoption on October 1, 2024.	

<b>DEPARTMENT:</b>	City Manager
<b>STAFF:</b>	Jessi Bon, City Manager Robbie Cunningham Adams, Senior Management Analyst Amelia Tjaden, Management Analyst
<b>COUNCIL LIAISON:</b>	n/a
<b>EXHIBITS:</b>	1. Ordinance No. 24C-14 2. Proposed Parking Regulations Map
<b>CITY COUNCIL PRIORITY:</b>	1. Develop data-driven economic development and retail plans and strategies to activate Town Center and other business areas.

<b>AMOUNT OF EXPENDITURE</b>	\$ n/a
<b>AMOUNT BUDGETED</b>	\$ n/a
<b>APPROPRIATION REQUIRED</b>	\$ n/a

**EXECUTIVE SUMMARY**

The purpose of this agenda bill is to present Ordinance No. 24C-14 (see Exhibit 1) to increase the citation fee for parking infractions and sunset the Town Center Commuter Parking Permit Program.

- The Town Center Parking Plan was adopted by the City Council in November 2023 ([AB 6369](#)).
- At the July 16, 2024 City Council meeting, the Council received a presentation and provided feedback on potential actions to update the Town Center parking regulations ([AB 6514](#)).
- City Council directed staff to increase the citation fee from \$20.00 to \$54.00 and to sunset the Town Center Commuter Parking Permit Program.
- This agenda bill and accompanying ordinance (see Exhibit 1) establishes the code changes to increase the parking citation fee and sunset the Town Center Commuter Parking Permit Program.
- If adopted, the citation fee increase will be effective January 1, 2025.

## BACKGROUND

The [Town Center Parking Plan](#) was adopted by the City Council in November 2023 ([AB 6369](#)). The City Council received a presentation and provided feedback on potential actions to update the Town Center parking regulations ([AB 6514](#)) on July 16, 2024. City Council directed staff to increase the citation fee from \$20.00 to \$54.00, and to sunset the Town Center Commuter Parking Permit Program.

The current citation fee for parking infractions is \$20.00, which is the default amount set by the Administrative Office of the Courts when a fee is not established in the code. Revenue from parking citation fees goes into the General Fund.

The Town Center Parking Permit Program was created in 2001 to eliminate parking for non-Mercer Island commuters from City streets. Permits are available for Mercer Island residents, as well as a limited number of Mercer Island businesses grandfathered into the permit program for \$5.00 per year. The permit grants priority access to designated on-street spaces from 7:00am to 9:00am on weekdays. The City sold 337 permits in 2022, and 233 permits in 2023.

## ISSUE/DISCUSSION

### Parking Citation Fee Increase

As described in the Town Center Parking Plan and evident in the recent parking counts conducted, a \$20.00 citation fee does not deter people from violating existing parking regulations in the Town Center. Many vehicles overstay the parking limits, making on-street spaces unavailable for Town Center customers and visitors.

Staff recommends the citation fee for parking infractions be increased to \$54.00. This rate was chosen as it is the current citation fee for parking infractions for the City of Bellevue. Increasing the citation fee to \$54.00 would create parity between the City of Mercer Island and its neighboring jurisdictions.

Increasing the parking citation fee will be achieved by amending MICC Chapters [10.18](#) and [10.36](#) as shown in Ordinance No. 24C-14 (see Exhibit 1), becoming effective January 1, 2025. The increase in the parking citation fee will also be added to the 2025 Master Fee Schedule.

The Mercer Island Police Department will provide an education-first approach to improve compliance with parking regulations by initially providing non-fee warning notices, at the discretion of the Police Chief.

### Town Center Commuter Parking Permit Program

Sunsetting the Town Center Commuter Parking Permit Program and encouraging former permit holders to use the Park & Ride and the future Commuter Parking Lot at the former Tully's site will preserve valuable on-street parking for Town Center customers and visitors and create consistent parking restrictions within the Town Center. This change will be achieved through making amendments to Chapter [10.74](#) MICC, as shown in Exhibit B of Ordinance 24C-14 (Exhibit 1). All existing permits will expire on December 31, 2024, and no Town Center Commuter Parking Permits will be issued for 2025, signifying the end of the program. It is important to note that the North Mercer Restricted Parking District (RPD) will not be affected by this change and staff will continue to monitor the RPD program.

The current restrictions for the Town Center Commuter Parking Permit are only applicable from 7:00am-9:00am. Upon sunseting the program, the Public Works Right of Way team will remove the placards for these spaces. As such, the parking spaces will now only be restricted by the 72-hour time limit until the City Council adopts different regulations (see Exhibit 2).

## NEXT STEPS

After adoption of Ordinance No. 24C-14 (Exhibit 1), anticipated on October 1, 2024, at the second reading, staff will implement a comprehensive outreach campaign to communicate the changes prior to the January 1, 2025 effective date. Staff will post updates on the [Town Center Parking Plan Let's Talk page](#), provide outreach to the business community and the Chamber of Commerce, promote information on social media, and publish articles in the MI Weekly.

Staff will continue to monitor enforcement data, regional trends, and the relationship of the citation fee to the price of any paid parking in Town Center when evaluating any future changes to the citation amount.

At the July 16, 2024, City Council meeting, Council directed staff to implement an on-street parking system where a motorist would register their vehicle for two hours of free parking and have the option to extend this parking up to four hours for a paid fee. Staff work on this new parking program is underway and anticipated to be presented to the City Council for further review and consideration no later than Q1 2025.

## RECOMMENDED ACTION

Schedule Ordinance No. 24C-14 establishing the fee for parking citations and sunseting the Town Center Commuter Parking Permit Program for second reading and adoption on October 1, 2024.

**CITY OF MERCER ISLAND  
ORDINANCE NO. 24C-14**

**AN ORDINANCE OF THE CITY OF MERCER ISLAND, WASHINGTON,  
AMENDING MERCER ISLAND CITY CODE RELATED TO PARKING  
REGULATIONS.**

WHEREAS, cities can set the monetary penalty for parking infractions; and

WHEREAS, the parking citation fee at Mercer Island is \$20.00, set by the Administrative Office of the Courts as the default amount when no citation fee is established in the code; and

WHEREAS, a parking citation fee of \$20.00 does not deter motorists from overstaying existing parking regulations; and

WHEREAS, the Town Center Commuter Parking Permit Program was established in 2001 to provide an alternative to the Park & Ride for Mercer Island Residents; and

WHEREAS, the recent studies of the Town Center parking supply showed that Town Center Commuter Parking Permit Program is underutilized; and

WHEREAS, sunsetting the Town Center Commuter Parking Permit Program would preserve valuable on-street parking, provide consistency with parking regulations in Town Center, and better facilitate future changes in the parking system; and

WHEREAS, the Mercer Island City Council recommended the increase of the parking citation fee and the sunsetting of the Town Center Commuter Parking Permit at its meeting on July 16, 2024; and

WHEREAS, the chapters in the Mercer Island Municipal Code affected by this ordinance require miscellaneous code clean up;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MERCER ISLAND, WASHINGTON DO ORDAIN AS FOLLOWS:

**Section 1. Repealed.** Effective 01/01/2025, MICC 10.18.080 is repealed.

**Section 2. Adopted.** Effective 01/01/2025, MICC 10.36.330 shall be adopted and added to chapter 10.36 MICC as set forth in Exhibit A of this ordinance.

**Section 3. Amended.** Chapter 10.74 MICC shall be amended as set forth in Exhibit B of this ordinance.

**Section 4. Severability.** If any section, sentence, clause, or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, or its application held inapplicable to any person, property, or circumstance, such invalidity or unconstitutionality shall not affect the validity of any other section, sentence, clause, or phrase of this ordinance or its application to any other person, property, or circumstance.

**Section 5. Effective date.** This ordinance shall take effect and be in force 5 days after its passage and publication.

PASSED BY THE CITY COUNCIL OF THE CITY OF MERCER ISLAND, WASHINGTON AT ITS MEETING ON OCTOBER 1, 2024.

CITY OF MERCER ISLAND

\_\_\_\_\_  
Salim Nice, Mayor

Approved as to Form:

ATTEST:

\_\_\_\_\_  
Bio Park, City Attorney

\_\_\_\_\_  
Andrea Larson, City Clerk

Date of Publication: \_\_\_\_\_

**EXHIBIT A****10.36.330 Parking offenses—Payment and processing.**

In cases where a notice of traffic infraction has been issued for a parking violation involving overtime parking or parking in violation of posted parking restrictions, the notice of infraction shall be filed with the Mercer Island Municipal Court and the court shall thereafter have jurisdiction over the parking violation.

Any person who commits a parking infraction shall be assessed the following civil penalty, unless otherwise provided herein:

1. All parking infractions: \$54.00;
2. Unauthorized handicapped zone parking: \$450.00.

## EXHIBIT B

### 10.74.010 Authority.

- A. *General.* The city has authority to restrict parking or impose time limits on parking, consistent with MICC Title 10, MICC 10.02.030, RCW 46.61.570(2), as adopted by MICC 10.36.220 and through the exercise of its police powers.
- B. *Authority of city staff.*
  - 1. *City engineer.* The city engineer or his or her designee shall have the authority to administer this chapter, including making determinations regarding issuance and revocation of parking permits to qualified residents.
  - 2. *Director of finance.* The director of finance or his or her designee shall have the authority to issue all permits and to set and collect all permit fees.
  - 3. *Police chief.* The police chief or his or her designee shall have the authority to enforce violations of this chapter.

### 10.74.020 Parking permits.

- A. *Permits required.* A valid Mercer Island parking permit must be obtained from the city and prominently displayed, as directed by the city, on any vehicle parked on any city street or in any off-street parking lot with posted restrictions requiring such permit. Such parking permit does not guarantee a parking space, does not authorize parking for more than 72 consecutive hours in any one location and does not exempt the permit holder from observing zones where parking is prohibited at all or specified times for safety reasons or for reasons other than those related to the parking permit, including but not limited to permanent or temporary no parking zones, loading zones, fire zones, and disabled parking areas.
- B. *Permit types.*
  - 1. ~~Section repealed. Town center parking permit. Any noncommercial Mercer Island resident may apply for a Town Center parking permit for each licensed vehicle under his or her control and registered to a Mercer Island address. A permit may also be issued if a vehicle is registered to an address outside Mercer Island, but the owner can provide satisfactory proof to the city of Mercer Island residency. A Town Center parking permit allows a Mercer Island resident to park in the Town Center as provided in MICC 10.74.030(B).~~
  - 2. *North Mercer restricted parking district permit.* A noncommercial Mercer Island resident whose home address is within the boundaries of the North Mercer restricted parking district, as established in MICC 10.74.030(A), may apply for a North Mercer restricted parking district permit, which shall grant the privileges of a Town Center parking permit as well as those of a North Mercer restricted parking district permit.
    - a. *Guest vehicle parking permits.* A noncommercial Mercer Island resident whose home address is within the boundaries of the North Mercer restricted parking district, as established in MICC 10.74.030(A), may apply for up to two guest parking permits, each requiring a separate fee, subject to the procedures and conditions set forth in subsections C, D, E, F, and G of this section and as provided in MICC 10.74.030(A)(1)(a).
    - b. *Temporary contractor parking permits.* A noncommercial Mercer Island resident whose home address is within the boundaries of the North Mercer restricted parking district, as

established in MICC 10.74.030(A), may apply for temporary contractor permits, each requiring a fee, subject to the procedures and conditions set forth in subsections C, F, and G of this section and MICC 10.74.030(A)(1)(b).

- C. *Application.* The application shall be submitted on a form provided by the city and the resident shall provide the information requested and sign it, attesting to the accuracy of the information provided and acknowledging the terms and conditions of permit privileges.
- D. *Fees.*
1. *Annual fee.* The city is authorized to charge an annual fee in connection with the issuance of parking permits. The amount of the fee shall be set by the director of finance or designee. The director of finance may establish a biennial system for permit renewal and fee collection.
  2. *Reissuance fee.* An additional permit fee may be assessed for each permit requested to be reissued for any reason.
  3. *Nonrefundable.* All permit fees are nonrefundable.
- E. *Permit issuance, expiration and renewal.*
1. *Issuance.* A ~~Town-Center-or~~ restricted parking district permit will be issued only for a specific vehicle and is nontransferable to any other vehicle or to any individual who is not ~~an eligible Mercer Island resident or a~~ resident of the North Mercer restricted parking district; provided, a guest vehicle parking permit is transferable as provided in MICC 10.74.030(A)(1)(a).
  2. *Reissuance.* ~~An eligible Mercer Island resident or~~ A resident of the North Mercer restricted parking district may request reissuance of a permit in the event an issued permit has been lost or stolen or a permitted vehicle has been sold, stolen or destroyed. The resident may be required to sign a declaration regarding the circumstances leading to the re-issuance request and stating that, when possible, the original permit has been removed or otherwise destroyed.
- F. *Permit revocation and civil penalty for unauthorized use.*
1. *Revocation.* Permit privileges may be revoked for any of the following reasons:
    - a. Any material misrepresentation on a permit application;
    - b. Any unauthorized transfer of a permit to any unauthorized vehicle or to any individual who is not ~~an eligible Mercer Island resident or a~~ resident of the North Mercer restricted parking district;
    - c. Any other unauthorized use of a permit.
  2. *Civil penalty.* It is a violation of this chapter and a civil penalty may be assessed for unauthorized transfer of a permit to any unauthorized vehicle or to any individual who is not ~~an eligible Mercer Island or a~~ North Mercer restricted parking district resident or for any other unauthorized use of a permit.
- G. *Appeal of issuance or revocation determinations.*
1. *Notification of process.* If the city engineer or his or her designee determines that any type of parking permit should be denied or revoked based on the criteria set forth in this chapter, he or she shall cause a written notice to be sent to the resident permit holder at the address contained on the application. The notice shall contain the following information:



- a. A statement that the parking permit shall be denied or revoked on a specified date, which shall be 14 calendar days from the date of the letter.
  - b. Notification that unless a written notice of appeal setting forth the reasons for the appeal is filed with the city clerk by not later than 5:00 p.m., two full business days before the date specified in subsection (G)(1)(a) of this section, the permit shall be deemed denied or revoked.
  - c. A statement that if a written notice of appeal is filed within the required time, the date, time and place of a hearing before the city manager shall be set. The notice shall also inform the resident that he or she may request consideration of the appeal on written submissions in lieu of a hearing and that such request must be made in writing at the same time the appeal is filed.
  - d. The city's reasons for the denial or revocation.
2. *Process.*
- a. *Hearing date.* The city clerk shall set a date for hearing within 30 days of receipt of a notice of appeal and shall notify the appellant of the date, time and place of hearing at least ten business days before the hearing, and that the date upon which the notice stated the permit would be deemed denied or revoked shall be stayed, pending the final appeal decision.
  - b. *Hearing.* The appellant may testify orally and present witnesses before the city manager and/or furnish a written statement. No formal hearing shall be required if an appellant has requested consideration of the appeal on written submissions in lieu of a hearing, but the written decision of the city manager shall be rendered in the same time frame as though the hearing had taken place. The city manager shall issue a written decision, including a statement of reasons for the decision, within ten business days after the hearing, which shall be promptly mailed to the appellant. The city manager may affirm or reverse the denial or revocation decision. The city manager's determination shall be final. Any appeal to superior court must be commenced within 30 calendar days of the date of issuance of the final decision.
  - c. *Mail.* All documents required to be mailed by either the city or appellant shall be mailed by certified or registered mail, postage prepaid, return receipt requested.

#### **10.74.030 Parking restrictions.**

Parking of vehicles on the specified portions of the following city streets shall be prohibited or restricted as posted. It is a violation of this chapter to park in the following areas contrary to the restrictions and prohibitions below:

- A. *In the North Mercer neighborhood.*
  - 1. *Establishment of North Mercer restricted parking district.* All streets described in subsection (A)(2) of this section are hereby established as a restricted parking district where parking shall be restricted except by permits issued to district residents. The city engineer shall have discretion to exclude those streets or a portion of streets included within this district from the restricted parking district if the occupants of a majority of the residences on such streets or portion of such streets request such exclusion in writing.

- a. *Guest vehicle parking permit.*
  - i. A noncommercial resident within the North Mercer restricted parking district may apply for a maximum of two guest vehicle parking permits per address in conjunction with a North Mercer restricted parking district permit.
  - ii. Guest vehicle parking permits are transferable among vehicles of guests of residents of the North Mercer restricted parking district and must be displayed as required by the city.
  - iii. A valid guest vehicle parking permit, displayed as required by the city, confers on the vehicle bearing it the same parking privileges and restrictions as a North Mercer restricted parking district permit; provided, a guest vehicle parking permit does not confer privileges outside the boundaries of the North Mercer restricted parking district.
  - iv. The application, fee, permit issuance, expiration and renewal, revocation and penalty, and appeal provisions of MICC 10.74.020(C) through (G) apply to guest vehicle parking permits.
- b. *Service vehicles/temporary contractor permit.*
  - i. *Service vehicles.*
    - (a) A service vehicle is a vehicle not owned by a North Mercer restricted parking district resident, with conspicuous identification of the service it provides permanently affixed to the vehicle, that is used for the purpose of providing short-term repair, construction, landscaping services, delivery, utility, refuse, health commodities, life support or emergency service for a residence within the restricted district for less than two consecutive days. Personal vehicles used by domestic employees, such as housekeepers or child care providers, are not considered service vehicles.
    - (b) Service vehicles may park during restricted hours in the North Mercer restricted parking district without a permit for up to two consecutive days. Personal vehicles used by domestic employees, such as housekeepers or child care providers, must park on private property or use a residence guest vehicle parking permit.
    - (c) If a service vehicle will use on-street parking for more than two consecutive parking-restricted days, the owner or occupant of the residence receiving the service must either provide off-street parking, provide a residence guest permit, or obtain a temporary contractor parking permit.
  - ii. *Temporary contractor parking permit.*
    - (a) A noncommercial resident within the North Mercer restricted parking district who holds a current North Mercer restricted parking district permit may apply for a temporary contractor parking permit.

- (b) A temporary contractor license may be requested for a contractor that:
    - (1) Needs on-street parking in the North Mercer restricted parking district for more than two consecutive days to provide service to a North Mercer restricted parking district resident that cannot be accommodated by the resident's guest vehicle permit; and
    - (2) Has a current Mercer Island business license permitting it to operate within city limits.
  - (c) At the discretion of the city engineer, or his or her designee, and upon payment of a nonrefundable fee to be set by the director of finance, a temporary contractor parking permit may be issued for 30, 60, or 90 days, depending on the estimated length of the project, and must be displayed as required by the city. A temporary contractor parking permit is not transferable and will not be valid beyond its expiration date.
  - (d) A resident may be allowed two active temporary contractor permits for work being performed at a single address. If a compelling need can be shown, the city may issue up to two additional temporary contractor permits, but no residence can have the benefit of more than four active temporary contractor permits at any time.
  - (e) A valid temporary contractor parking permit, displayed as required by the city, confers on the vehicle bearing it the same parking privileges and restrictions as a North Mercer restricted parking district permit; provided, a temporary contractor parking permit does not confer privileges outside the boundaries of the North Mercer restricted parking district.
  - (f) The application, revocation and penalty, and appeal provisions of MICC 10.74.020(C), (F) and (G) apply to temporary contractor vehicle permits.
2. *Restricted parking.* Parking on the following specified city streets or portions thereof is restricted to noncommercial vehicles of district residents displaying a valid North Mercer restricted parking district permit, and other vehicles displaying parking permits as allowed by subsection (A)(1) of this section, Monday through Friday between the hours of 8:00 a.m. and 5:00 p.m.:
- a. SE 24th Street: North side between 78th Avenue SE and 81st Avenue SE;
  - b. 78th Avenue SE: Both sides between SE 24th Street and SE 22nd Street;
  - c. 80th Avenue SE: Both sides between SE 22nd Street and SE 24th Street;
  - d. 81st Avenue SE: East side between SE 24th Street and North Mercer Way; and
  - e. 82nd Avenue SE: Both sides from SE 24th north to dead end.

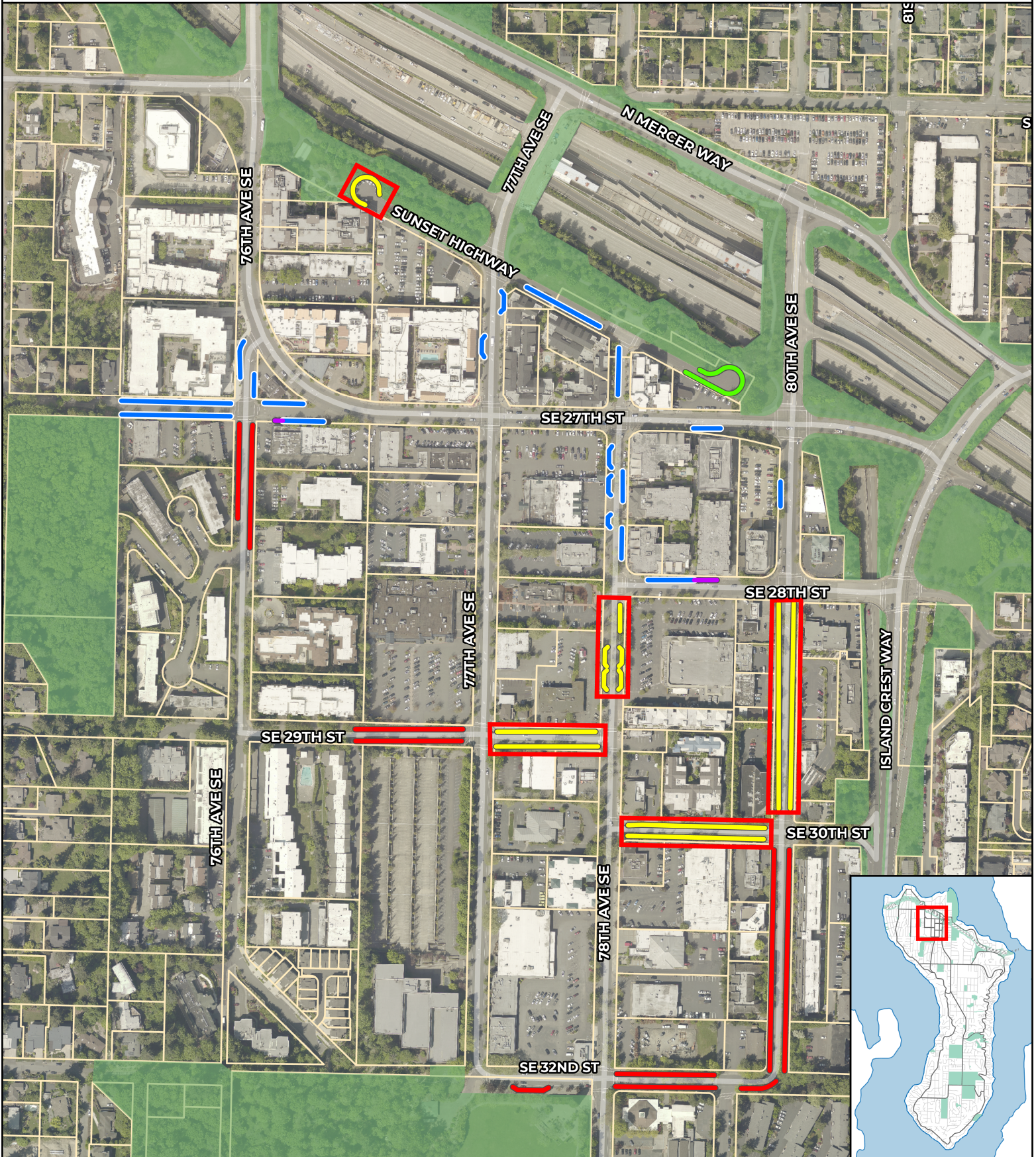
3. *Prohibited parking.* Parking is prohibited as to all vehicles, including those with a North Mercer restricted parking district permit, on the following streets or portions thereof:
- a. SE 22nd Place: North side between 78th Avenue SE and 80th Avenue SE;
  - b. SE 22nd Street: Both sides between 80th Avenue SE and 81st Avenue SE;
  - c. SE 24th Street:
    - i. South side between 78th Avenue SE and 81st Avenue SE;
    - ii. Both sides between 81st Avenue SE and 84th Avenue SE;
  - d. SE 26th Street: Both sides between North Mercer Way and 84th Avenue SE;
  - e. North Mercer Way: Both sides between 76th Avenue SE and Island Crest Way;
  - f. 80th Avenue SE: Both sides between SE 20th Street and SE 22nd Street;
  - g. 81st Avenue SE:
    - i. Both sides between 82nd Avenue SE and SE 22nd Street;
    - ii. Both sides between SE 22nd Street and SE 24th Street;
    - iii. West side between SE 24th Street and North Mercer Way; and
  - h. 84th Avenue SE: Both sides between SE 24th Street and North Mercer Way.
- B. *In the Town Center.*
- a. *Two-hour limit.* Parking is restricted to two-hour limits as follows:
    - i. Sunset Highway:
      - (a) South side between 77th Avenue SE and 78th Avenue SE;
    - ii. SE 27th Street:
      - (a) Both sides between 76th Avenue SE and 77th Avenue SE;
      - (b) South side between 78th Avenue SE and 80th Avenue SE;
    - iii. SE 28th Street: North side between 78th Avenue SE and 80th Avenue SE;
    - iv. 76th Avenue SE: Both sides between SE 27th Street and Extension of SE 27th Street;
    - v. 77th Avenue SE: Both sides between Sunset Highway and SE 27th Street;
    - vi. 78th Avenue SE:
      - (a) The west side between Sunset Highway and SE 27th Street;
      - (b) Both sides between SE 27th Street and SE 28th Street;
    - vii. 80th Avenue SE: West side between SE 27th Street and SE 28th Street;
  - b. *Thirty-minute limit.* Parking is restricted to 30 minutes, as follows:
    - i. SE 28th Street: Two spaces as indicated on the north side between 78th Avenue SE and 80th Avenue SE.

- c. *Three-minute limit.* Parking is restricted to three minutes for loading/unloading, as follows:
    - i. 76th Avenue SE: Two spaces as indicated on the east side between SE 24th Street and SE 27th Street.
  - d. *Four-hour limit.* Parking is restricted to four hours in the cul-de-sac located on the east end of Sunset Highway.
2. ~~Section repealed. Permit parking. Parking is restricted to vehicles with a valid Mercer Island Town Center or North Mercer restricted parking district parking permit between 7:00 a.m. and 9:00 a.m. Monday through Friday on the following streets or portions thereof:~~
- a. ~~SE 29th Street: Both sides between 77th Avenue SE and 78th Avenue SE;~~
  - b. ~~SE 30th Street: Both sides between 78th Avenue SE and 80th Avenue SE;~~
  - c. ~~78th Avenue SE: Both sides between SE 28th Street to SE 29th Street;~~
  - d. ~~80th Avenue SE: Both sides between SE 28th Street and SE 30th Street.~~
3. *Prohibited parking.* Parking is prohibited as to all vehicles on the following streets or portions thereof (no parking anytime):
- a. Sunset Highway: Both sides between the two cul-de-sacs, except for seven spaces on the south side adjacent to 7700 Sunset Highway;
  - b. SE 27th Street: Both sides between 76th Avenue SE Extension and Island Crest Way, except for two spaces on the south side between 78th Avenue SE and 80th Avenue SE;
  - c. ~~Section repealed. In the off-street lot located in the vicinity of 7648 SE 27th Street: Parking is restricted to vehicles with a valid Mercer Island Town Center or North Mercer restricted parking permit at all times.~~
- D. *Exceptions.*
- 1. *Disabled privileges.* The establishment of the parking restrictions in this section shall not limit parking of vehicles as authorized by RCW 46.16.381 providing special parking privileges for disabled persons.
  - 2. *Holidays.* The parking restrictions established in this section shall not apply on the following holidays, as set forth in MICC 10.02.030, adopting WAC 308-330-127: New Year's Day, Martin Luther King, Jr. Day, Presidents' Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day.

#### 10.74.040 Enforcement.

- A. *Civil infraction.* Any violation of this chapter shall be considered a civil infraction and shall be filed in and subject to the rules of ~~King County district court~~ the Mercer Island Municipal Court.
- B. *Civil penalty.* ~~City council shall, by resolution, set monetary penalties for:~~ The monetary penalty for the following infractions shall be fifty-four dollars.
  - 1. Parking violations in permit-restricted areas; and
  - 2. Any unauthorized transfer of a permit to any unauthorized vehicle or to any individual who is not eligible for ~~a Town Center or~~ North Mercer restricted parking district permit, or for any other unauthorized use of a permit.

# PROPOSED PARKING REGULATIONS Item 10.



— EXISTING 2-HR LIMIT  
— 4-HOUR LIMIT  
— ON-STREET LOADING

PERMIT (7AM - 9AM)  
 UNRESTRICTED

PROPOSED UNRESTRICTED

150





# Town Center Parking Regulations Code Amendments (AB 6543: First Reading Ord. No. 24C-14)



# Agenda

- Background
- Parking Citation Fee Increase
- Town Center Commuter Parking Permit Program
- Next Steps
- Questions



# Background

- Staff presented potential implementation actions for Town Center Parking Regulations at the July 16, 2024, City Council meeting.
- City Council directed staff to:
  - Increase the parking citation fee,
  - Sunset the Town Center Commuter Parking Permit Program, and
  - Implement an on-street parking system where a motorist would register their vehicle for two hours of free parking and have the option to extend this parking up to four hours for a paid fee.

# Parking Citation Fee

- The current fee for parking citations is \$20.00.
- Staff recommends the citation fee for parking infractions be increased to \$54.00.
- This rate was chosen to create parity between the City of Mercer Island and its neighboring jurisdictions.



# Next Steps

- Changes to the parking citation fee will become effective January 1, 2025.
- The Police Department will issue non-fee warnings for parking offenses before instituting citations.
- The new citation fee will be added to the 2025 Master Fee Schedule.

# Town Center Commuter Parking Permit

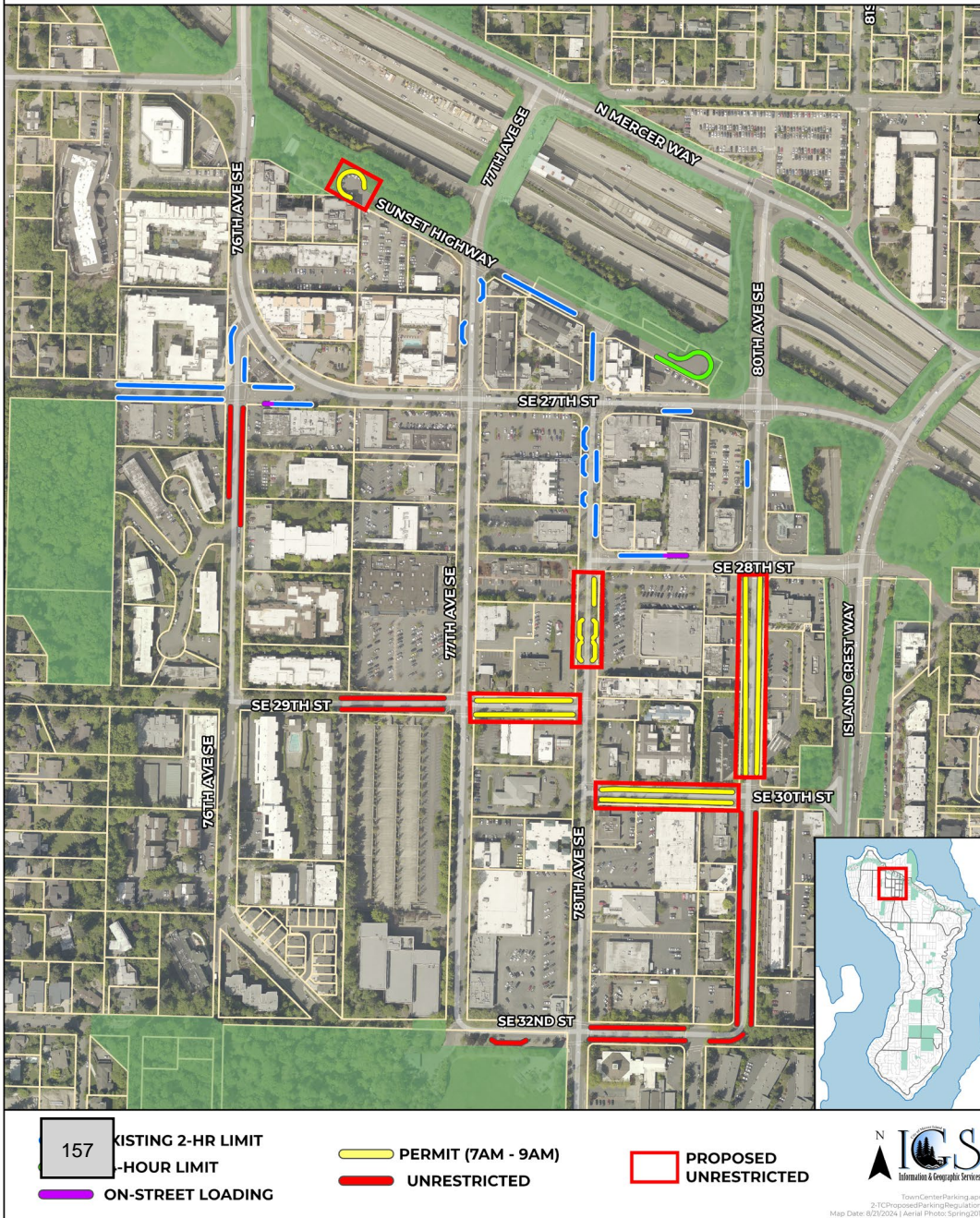
- Currently, permit holders may park in designated spaces from 7:00am-9:00am on weekdays.
- Sunsetting the program will preserve valuable on-street parking for Town Center customers and visitors, and better facilitate future changes to parking regulations.

# PROPOSED PARKING REGULATIONS

Item 10.

## Town Center Commuter Parking Permit

- The former permit parking spaces would become solely restricted by the 72-hour time limit until the City Council adopts different regulations.
- City Council directed staff to implement a registration / payment system for all on-street parking. This work is ongoing.



# Next Steps

- All existing permits will expire on December 31, 2024.
- Current permit holders will be encouraged to use the Park & Ride and the future commuter parking project at the former Tully's site.
- The Public Works Right of Way team will remove the placards for the former permit parking spaces.

# Next Steps

Both code amendments will have a comprehensive communications campaign, that includes:

- Updates on Let's Talk,
- Outreach to the business community and the Chamber of Commerce,
- Social media posts,
- Communications in the MI Weekly, and
- Promotion in the MI Reporter.



Item 10.

Questions?







Item 10.

# Appendix



# Town Center Commuter Parking Permit

Permit Numbers	
2022	337 permits
2023	233 permits
2024 (as of Sept.)	136 permits

# Sound Transit Park & Ride Occupancy

Park and Ride Occupancy Counts				
MAY (Q2-2024)	9am	%	Noon	%
Tuesday 5/7	281	63%	349	78%
Wednesday 5/8	249	56%	315	70%
AUGUST (Q3-2024)	9am	%	Noon	%
Tuesday 8/6	279	62%	330	74%
Wednesday 8/7	262	59%	320	72%



**BUSINESS OF THE CITY COUNCIL  
CITY OF MERCER ISLAND**

**AB 6541  
September 17, 2024  
Regular Business**

**AGENDA BILL INFORMATION**

<b>TITLE:</b>	AB 6541: 2024 Comprehensive Plan Periodic Update: Receive the City Council Ad-Hoc Committee Recommendations and Complete Deliberations on the Proposed 2024 Comprehensive Plan Amendments	<input type="checkbox"/> Discussion Only <input checked="" type="checkbox"/> Action Needed: <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution
<b>RECOMMENDED ACTION:</b>	Complete deliberations on the proposed 2024 Comprehensive Plan amendments and provide direction to the staff on next steps.	

<b>DEPARTMENT:</b>	Community Planning and Development
<b>STAFF:</b>	Jeff Thomas, Community Planning and Development Director Adam Zack, Senior Planner
<b>COUNCIL LIAISON:</b>	n/a
<b>EXHIBITS:</b>	<ol style="list-style-type: none"> <li>1. City Council Ad-Hoc Committee Recommendation – Transportation Element (CC-88)</li> <li>2. City Council Ad-Hoc Committee Recommendation – Economic Development Element (CC-179)</li> <li>3. City Manager Reconciliation of Proposed Parking Goals and Policies <b>Matrix</b> – Economic Development Element</li> <li>4. City Manager Reconciliation of Proposed Sustainability and Environmental Goals and Policies <b>Matrix</b> – Economic Development Element</li> <li>5. City Manager Reconciliation of Proposed Cultural Arts, <b>Emergency Management, and ADA Goals</b> and Policies <b>Matrix</b> – Economic Development, Land Use, Parks and Open Space, <b>and Capital Facilities</b> Elements                     <ol style="list-style-type: none"> <li>5a. Updated Land Use Element Track Changes (Reference Only)</li> <li>5b. Updated Parks and Open Space Element Track Changes (Reference Only)</li> </ol> </li> </ol>
<b>CITY COUNCIL PRIORITY:</b>	n/a

<b>AMOUNT OF EXPENDITURE</b>	\$ n/a
<b>AMOUNT BUDGETED</b>	\$ n/a
<b>APPROPRIATION REQUIRED</b>	\$ n/a

## EXECUTIVE SUMMARY

The purpose of this agenda bill is to receive the recommendation from the Ad-Hoc City Council Committee, complete deliberations on City Council proposed amendments to the draft 2024 Comprehensive Plan, and direct staff to finalize the 2024 City Council Draft Comprehensive Plan for public review and comment.

- On September 3, 2024, the City Council formed an Ad-Hoc Committee for the 2024 Comprehensive Plan and referred seven proposed City Council amendments to this Committee for review and to prepare a recommendation for consideration by the full City Council.
- The Committee met on September 5 and 6, 2024 to complete its assigned work.
- On September 17, 2024, the City Council will receive, review, and approve the Ad-Hoc Committee recommendations (**see Exhibit 1 and Exhibit 2**).
- The City Manager performed a review of the Ad-Hoc Committee's recommendation to ensure consistency with other planning documents. The City Manager has prepared a summary of potential policy overlaps/conflicts for City Council review and consideration:
  - **Exhibit 3:** Reconciliation of proposed Transportation and Parking Goals (from Ad-Hoc Committee recommendation on Economic Development Element).
  - **Exhibit 4:** Reconciliation of Sustainability and Environment Goals (from Ad-Hoc Committee recommendation Economic Development)
  - Given the turn time between City Council meetings, this reconciliation is being presented to the full City Council as there was not an opportunity to hold another meeting with the Ad-Hoc Committee.
- The City Manager and staff also reviewed the Land Use Element and discovered that a section of goals and policies related to arts and culture and emergency management were omitted from the draft materials reviewed at the September 3, 2024 City Council meeting. These materials and recommended changes are presented as **Exhibit 5**.
- The staff are seeking final direction from the City Council on the recommendation from the Ad-Hoc Committee (**Exhibits 1 & 2**). In addition, the City Council may also wish to review and accept or reject the recommendations in **Exhibit 3, 4 & 5**.
- Taken together, the final direction from the City Council will inform the final development of the 2024 City Council Draft Comprehensive Plan, which will be available for no less than 30 days for public review and comment.

## BACKGROUND

The City began the 2024 periodic review of its Comprehensive Plan in March 2022, when the City Council approved the Scope of Work, Master Schedule, and Public Participation Plan (see [Resolution No. 1621](#)). Per the WA Growth Management Act (GMA), the 2024 Comprehensive Plan periodic review must be adopted by December 31, 2024.

The Planning Commission (PC) prepared public hearing drafts for each Comprehensive Plan Element, except for the Shoreline Master Program, over the course of 24 public meetings between March 2022 and May 2024. Drafts were posted to the [project website](#) for public review throughout the PC review process. The public had the opportunity to comment on the drafts throughout the process, including public comment opportunities during each PC meeting.

On May 29, 2024, the PC conducted a public hearing on the draft Comprehensive Plan and began deliberating on its recommendation to the City Council. These deliberations continued at meetings on June 5 and June 12.

On June 12, 2024, the PC finalized its recommendation to the City Council and handed off their recommendation on July 16, 2024.

The following is a summary of key events and dates which have occurred during and since the last City Council meeting on July 16, 2024:

- **July 16, 2024:** The City Council received the Planning Commission draft 2024 Comprehensive Plan ([AB6510](#)) and established by motion a process and schedule for City Council proposed amendments to be submitted to staff during the August recess in preparation for deliberation on September 3, 2024.
- **July 25, 2024:** The WA Department of Commerce (Commerce) provided comments to the City on the draft 2024 Comprehensive Plan (Exhibit 2).
- **July 29, 2024 through August 12, 2024:** The City Council submitted proposed amendments to staff.
- **August 14, 2024:** Staff shared a preview of the City Council proposed amendment matrix with Each Councilmember for review of errors and omissions as well as an opportunity for Councilmembers to withdraw any proposed amendments.
- **August 21, 2024:** Staff shared with Councilmembers the preliminary drafts of exhibits for the September 3, 2024 meeting.
- **September 3, 2024:** The City Council completed deliberations on approximately 150 proposed City Council amendments in various categories with seven proposed amendments being referred to an appointed City Council Ad-Hoc Committee for further consideration and recommendation. The Ad-Hoc Committee members were Mayor Nice, council members Reynolds and Weinberg as well as Jen Dean, the Chief Executive Officer of the Mercer Island Chamber of Commerce.
- **September 5 & 6, 2024:** The City Council Ad-Hoc Committee met to consider and formulate recommendations on the remaining seven proposed amendments.

### Comprehensive Plan Elements

The Comprehensive Plan is composed of topic-specific elements that establish goals and policies. The goals detail what the City would like to accomplish in the next 20 years. The policies establish the high-level strategies the City will use to achieve its goals. The goals and policies in the Comprehensive Plan elements are implemented through regulations, programs, and projects. The City Council will determine which actions the City will take to implement the updated goals and policies after the Comprehensive Plan elements are adopted.

### Drafting New Elements

The City Council approved scope of work for the 2024 Comprehensive Plan Periodic Update included a substantial reworking of the Housing Element and development of two new Comprehensive Plan Elements: the Economic Development Element and the Parks and Open Space Element ([Res. No. 1621](#)).

In 2023, the approved scope of work was supplemented with additional tasks for the Housing Element in response to updated statewide requirements ([Res. No. 1645](#)). The Council-adopted scope of work included the formation of a Housing Work Group and Economic Development Work Group composed of Planning Commissioners and Councilmembers. These two work groups prepared the initial drafts of the Economic Development and Housing Elements, which the Planning Commission reviewed, refined with some amendments, and recommended for adoption to the City Council.

**ISSUE/DISCUSSION**

**Ad-Hoc Committee Recommendation (Exhibits 1 and 2)**

There were two issues for the Ad-Hoc Committee to consider and formulate recommendations on – one City Council proposed amendment related to the Transportation Element and six City Council proposed amendments related to the Economic Development Element:

Ad-Hoc Committee Recommendation on Transportation Element (Exhibit 1)

The City Council proposed amendment referred to the Ad-Hoc Committee related to the Transportation Element stated:

Add a new Transportation Element Policy 11.4: “Explore the creation of policies to discourage residents of Town Center from using City streets and public parking facilities in place of building-provided parking facilities.”

City Council direction to the Ad-Hoc Committee was to consider replacing this proposed amendment with a proposed policy to reference the Town Center Parking Plan by reference. After consideration, the recommendation of the Ad-Hoc Committee included as **Exhibit 1** is to replace proposed amendment CC-88 with:

Add a new Transportation Element Policy 11.4: “Adopt the 2023 Town Center Parking Plan and its successors by reference.”

Ad-Hoc Committee Recommendation on Economic Development Element (Exhibit 2)

The six City Council proposed amendments referred to the Ad-Hoc Committee were related to the Economic Development Element. Two of these were substantial rewrites and the other four were surgical amendments. The Ad-Hoc Committee considered all these proposed amendments in its recommended draft, new log number CC-179 included as **Exhibit 2** as follows:

<b>City Council Proposed Amendment Log #</b>	<b>Ad-Hoc Committee Result</b>
CC-4 (Mayor Nice)	Integrate into Ad-Hoc Committee Recommendation CC-179
CC-166 (CM Reynolds)	Integrate into Ad-Hoc Committee Recommendation CC-179
CC-167 (CM Reynolds)	Integrate into Ad-Hoc Committee Recommendation CC-179
CC-168 (CM Reynolds)	Strike
CC-169 (CM Reynolds)	Strike
CC-172 (CM Weinberg)	Integrate into Ad-Hoc Committee Recommendation CC-179

**City Manager Reconciliation of Proposed Economic Development Element (Exhibits 3 and 4)**

The City Manager performed a review of the Ad-Hoc Committee’s recommendation to ensure consistency with other plans. Through this work a number of potential policy overlaps/conflicts were identified for City Council review and consideration. These items are summarized in the following exhibits.

- **Exhibit 3:** Reconciliation of proposed Transportation and Parking Goals (from Ad-Hoc Committee recommendation on Economic Development Element).
- **Exhibit 4:** Reconciliation of Sustainability and Environment Goals (from Ad-Hoc Committee recommendation Economic Development)

Given the short turn time between City Council meetings, this reconciliation is being presented to the full City Council as there was not an opportunity to hold another meeting with the Ad-Hoc Committee.

### Arts and Culture and Emergency Management (Exhibit 5)

The City Manager and staff also reviewed the Land Use Element and discovered that a section of goals and policies related to “arts and culture” and “emergency management” were omitted from the draft materials reviewed at the September 3, 2024 City Council meeting. Specifically, Land Use Element Goals 22, 23, 24 and 25 from the 2015 Comprehensive Plan were not copied into the Planning Commission recommendation. These goals and policies have now been brought forward, reviewed for consistency and proposed for amendment as appropriate in Exhibit 5.

In addition, the cultural arts policies proposed by the Ad-Hoc Committee to be included in the Economic Development Element were reviewed for consistency with other plans. Those policies that potentially overlap or conflict with existing plans were also summarized in Exhibit 5 for City Council review and consideration.

Updated track changes drafts of the Land Use Element as well as the Parks and Open Space Element (Exhibits 5A and 5B) are provided for reference.

## NEXT STEPS

As directed by the City Council at its September 3, 2024 meeting, staff will be finalizing the 2024 City Council Draft Comprehensive Plan after the September 17, 2024 meeting and making this draft available for public review and comment for a period of not less than (30) calendar days.

During this public review and comment period, the City Attorney will also be completing a final legal review for GMA compliance. Should any legal matters require amendments, they will be brought forward for City Council discussion at first ordinance reading.

Following these reviews is public review and comment period, dates are reserved on the City Council Planning Schedule to ensure completion of the 2024 Comprehensive Plan Periodic Update by the end of the year:

- **November 5, 2024:** Consider public comment received on the 2024 City Council Draft Comprehensive Plan and complete first reading of an ordinance to adopt the 2024 Comprehensive Plan.
- **November 19, 2024:** Complete second reading of an ordinance and adopt the 2024 Comprehensive Plan effective December 31, 2024.

NOTE: There will be other dates this fall for the City Council to consider adopting amendments to the Mercer Island City Code (MICC) necessary to maintain consistency with the 2024 Comprehensive Plan. Necessary MICC amendments will relate to parks/open space zoning and Town Center development regulations.

## RECOMMENDED ACTION

To complete final deliberations allowing for the drafting and public review of the 2024 City Council Comprehensive Plan, the following motions are recommended in the order they appear below:

Approve the City Council Ad-Hoc Committee recommendations:

1. **Recommended Motion – Approve Ad-Hoc Committee Recommendation for item CC-88:**



“Move to approve the Ad-Hoc Committee recommended amendment for item CC-88 and direct staff to incorporate into the 2024 City Council Draft Comprehensive Plan as contained in Exhibit 1.”

**2. Recommended Motion – Approve Ad-Hoc Committee Recommendation for item CC-179:**

“Move to approve Ad-Hoc Committee recommended amendment for item CC-179 as contained in Exhibit 2 to allow for further City Council deliberation. and direct staff to incorporate into the 2024 City Council Draft Comprehensive Plan as contained in Exhibit 2.”

**3. Recommended Motion – Approve City Manager reconciliation of parking goals and policies**

“Move to approve City Manager recommended amendments to the Economic Development Element related to parking and direct staff to incorporate into the 2024 City Council Draft Comprehensive Plan as contained in Exhibit 3.”

**4. Recommended Motion – Approve City Manager reconciliation of sustainability and environmental goal and policies**

“Move to approve City Manager recommended amendments to the Economic Development Element related to sustainability and environment and direct staff to incorporate into the 2024 City Council Draft Comprehensive Plan as contained in Exhibit 4.”

**5. Recommended Motion – Approve City Manager reconciliation of cultural arts, emergency management and ADA goals and policies**

“Move to approve City Manager recommended amendments to the Economic Development Element, Land Use Element, Parks and Open Space Element and Capital Facilities Element related to cultural arts, emergency management, and ADA and direct staff to incorporate into the 2024 City Council Draft Comprehensive Plan as contained in Exhibit 5.”

**Alternative Motions:**

Alternative motions will be prepared to address Exhibits 3, 4, and 5 and to address any other proposed amendments submitted by City Council members in response to these agenda materials.

AB 6541 – Exhibit 1 – City Council Ad-Hoc Committee Recommendation – Transportation Element (CC-88)

Ad Hoc Committee Recommendation on City Council Proposed Amendment CC-88

Add a new Transportation Element Policy 11.4:

~~Explore the creation of policies to discourage residents of Town Center from using City streets and public parking facilities in place of building-provided parking facilities.~~

Adopt the 2023 Town Center Parking Plan and its successors by reference.

1 Introduction, Existing Conditions, and Land Use Connection

2  
3 This element of the Comprehensive Plan articulates how the City of Mercer Island will  
4 support and grow its economy through the year 2044. This element establishes policy  
5 direction for the City to build on its strengths, maximize opportunities, and build  
6 resilience in the local economy to overcome challenges. Mercer Island is poised to  
7 significantly grow its economy during the planning period. The resident work force  
8 tends to be employed in high-wage jobs and is highly educated. Because residents  
9 tend to be employed in high-earning jobs, there is a strong local customer base to  
10 support on-island businesses. The arrival of light rail service will increase access to  
11 Mercer Island for off-island visitors and workers. Mercer Island's position between  
12 Bellevue and Seattle makes it a prime location for businesses looking to draw workers  
13 and customers from larger surrounding cities. The Mercer Island economy is in a  
14 strong position to support new growth.

15  
16 Mercer Island residents are employed in many high-earning industries. Over one  
17 quarter (26 percent) of the population is employed in the professional, scientific, and  
18 management, and administrative and waste management services industry, making  
19 it the largest employment sector. In 2021, the median annual earnings for this sector  
20 were \$134,265. The next three largest employment sectors are educational services,  
21 and health care and social assistance (16 percent), retail trade (13 percent), and finance  
22 and insurance, and real estate and rental and leasing (12 percent). In 2021, the median  
23 earnings for these three sectors ranges from between \$71,467 and \$105,913 annually.  
24 Table 1 shows the full-time, year-round employed population 16 years old and over by  
25 industry.

26

1 **Table 1. Mercer Island Employment by Industry Sector, 2021.**

Industry Sector	Count	Share	Median Earnings*
Full-time, year-round civilian employed population 16 years and over	8,620	100.00%	102,348
Agriculture, forestry, fishing and hunting, and mining:	0	0.00%	-
Construction	177	2.05%	76,103
Manufacturing	665	7.71%	149,219
Wholesale trade	229	2.66%	93,438
Retail trade	1,138	13.20%	88,000
Transportation and warehousing, and utilities:	212	2.46%	100,670
Transportation and warehousing	183	2.12%	91,042
Utilities	29	0.34%	152,031
Information	665	7.71%	195,729
Finance and insurance, and real estate and rental and leasing:	1,110	12.88%	105,913
Finance and insurance	675	7.83%	109,286
Real estate and rental and leasing	435	5.05%	76,563
Professional, scientific, and management, and administrative and waste management services:	2,284	26.50%	134,265
Professional, scientific, and technical services	1,998	23.18%	147,576
Management of companies and enterprises	12	0.14%	-
Administrative and support and waste management services	274	3.18%	78,241
Educational services, and health care and social assistance:	1,421	16.48%	71,467
Educational services	584	6.77%	55,724
Health care and social assistance	837	9.71%	89,688
Arts, entertainment, and recreation, and accommodation and food services:	305	3.54%	25,052
Arts, entertainment, and recreation	154	1.79%	11,678
Accommodation and food services	151	1.75%	28,370
Other services, except public administration	157	1.82%	33,750
Public administration	257	2.98%	67,745

2 \*2021 median earnings are shown for the last 12 months in inflation adjusted dollars  
 3 Source: U.S. Census Bureau 2021 American Community Survey, Tables S2404 and B24031.  
 4 <https://data.census.gov/table?q=industry&g=1600000US5345005&tid=ACSST5Y2021.S2404>  
 5 <https://data.census.gov/table?q=earnings+by+industry&g=1600000US5345005&tid=ACSST5Y2021.B2403>  
 6 1

7  
 8 The Mercer Island population is well-educated. A little more than 82 percent of  
 9 residents over the age of 25 have completed a college degree, having earned an  
 10 associate’s degree or higher educational attainment. For comparison, about 64  
 11 percent of the population over 25 in King County have an associate’s degree or higher  
 12 educational attainment. Table 2 shows the educational attainment for the Mercer  
 13 Island population aged 25 or older.

14  
 15

**Table 2. Educational Attainment for the Population 25 Years and Over, 2021.**

Educational Attainment	Estimate	Share
Less than high school diploma	308	1.70%
Regular high school diploma	1,034	5.71%
GED or alternative credential	84	0.46%
Some college, less than 1 year	316	1.74%
Some college, 1 or more years, no degree	1,379	7.61%
Associate's degree	952	5.25%
Bachelor's degree	7,118	39.29%
Master's degree	3,781	20.87%
Professional school degree	1,791	9.89%
Doctorate degree	1,354	7.47%
Total	18,117	100%

Source: U.S. Census Bureau 2021 American Community Survey, Table B15003.

Mercer Island is located in King County between two major economic hubs in Seattle and Bellevue. Mercer Island is in the center of a high-income area that can support increased economic activity. The City's geography places it in a prime location to grow its economy by attracting off-island customers and capital from the surrounding area. King County's median household income is the highest in both the Puget Sound region and Washington overall. Table 3 shows the 2021 median household incomes for Washington State and selected Puget Sound counties.

**Table 3. Estimated 2021 Median Household Income in the Last 12 Months, Washington State and Selected Puget Sound Counties.**

Location	Median Income (Dollars)
Washington State	\$84,247
King	\$110,586
Kitsap	\$87,314
Pierce	\$85,866
Snohomish	\$100,042

Source: 2021 American Community Survey Table S1903.

**Mercer Island Commercial Areas**

The City of Mercer Island has three commercial areas. These areas have been zoned for commercial uses since the City incorporated in the 1960s. Each of these areas is home to different types of commercial development. Commercial developments in Town Center are predominantly older one-story strip mall development and newer mid-rise mixed-use buildings. There is a commercial area in the northeast of the island near City Hall that is primarily older one- and two-story buildings with office spaces and services such as childcare. The south end commercial area is a smaller shopping center and self-storage structure. These three distinct areas are the only places in Mercer Island zoned for commercial uses. Some limited commercial activities such as home-based businesses are allowed outside of these areas.

### Town Center

Town Center is located south of Interstate 90, north of Mercedale Park, west of Island Crest Way, and east of 74<sup>th</sup> Avenue Southeast. The Town Center has experienced the most development of all the commercial areas in the City in recent years. Most of the recent developments have been mixed-use development combining first floor commercial space and parking with residential uses on the upper floors. Older development in Town Center is lower-intensity, one-story, 'strip mall' development with surface parking in front of the commercial space.

### Northeast Commercial Area

The northeast commercial area is south of Interstate 90, north of Stroum Jewish Community Center, west of East Mercer Way, and east of Gallagher Hill. This area is developed primarily for commercial and institutional uses. The majority of buildings in this area were constructed between 1957 and 1981. Commercial development is typically composed of one- and two-story buildings surrounded by surface parking lots. The commercial land uses in this area are offices for professional services and services such as daycares and private schools. City hall is located in this area. The intersection of E Mercer Way, SE 36<sup>th</sup> Street, and eastbound I-90 ramps is located in the eastern portion of this area. This intersection experiences significant traffic levels during peak travel hours.

### South End Commercial Area

The south end commercial area is south of Southeast 68<sup>th</sup> Street, west of Island Crest Way, east of 84<sup>th</sup> Avenue Southeast, and north of Southeast 71<sup>st</sup> Street. This is the smallest commercial area on Mercer Island at roughly 14 acres. The majority of the commercial development dates to the early 1960's. The commercial land uses here are primarily restaurants and retail. There are some commercial offices, a gas station, and a storage facility. This area has low intensity commercial development surrounded by surface parking lots.

### Land Use Connection

There is a fundamental tie between the policies of this element and the Land Use Element. The Land Use Element envisions a primarily residential city with three defined commercial areas. It and the resultant regulations largely confine commercial land uses to three distinct commercial districts. This focuses the future economic growth in the City to those districts.

Each of the three commercial areas is regulated differently, with the built environment reflecting those variations. The Town Center zones allow the highest intensity development and midrise mixed-use structures are the principal form of new commercial development in that area. The northeast commercial area is zoned for office and service uses as opposed to other commercial uses. It was largely developed forty years ago and has not seen the same degree of recent development as Town Center. The south end commercial area is zoned for a mix of small scale, neighborhood-oriented business, office, service, public and residential uses. The three commercial areas are mostly developed, so absent rezoning most new commercial development in the City will likely come through redevelopment of existing commercial buildings.

1 The supply of commercial development capacity is closely controlled by Land Use  
2 policies and regulations. Regulations that modulate the supply of an economic input  
3 such as the space in which commercial activity can take place also affect the location,  
4 size, scale, and cost associated with doing businesses in the City. Controlling the  
5 supply of commercial development capacity is the primary way the Comprehensive  
6 Plan has shaped the local economy prior to the adoption of this Economic  
7 Development Element. Because of this connection, some goals and policies of this  
8 element connect directly to land use policies and regulations.  
9

#### 10 Relationship to Other Comprehensive Plan Elements and Other Plans

11 The Housing, Transportation, Utilities, Capital Facilities, and Shoreline Master Program  
12 elements all interact with the local economy as follows:  
13

#### 14 Housing

15 Housing indirectly impacts the local economy because it has an effect on the local  
16 business customer base and labor force. Housing on Mercer Island is primarily  
17 detached single-family homes and contributes to the unique Island neighborhood  
18 character. Multifamily development is largely limited to the area in and around Town  
19 Center. Housing has several effects on the local economy. Higher cost housing can  
20 attract higher income residents and customers for local businesses. On the other  
21 hand, high housing costs may limit the ability for some workers to afford to live in the  
22 City, leading to increased commuting and potentially limiting a business's ability to  
23 hire. Higher cost housing can attract higher-income residents and customers for local  
24 businesses, though, higher cost housing may depress financial resources and reduce  
25 customer spending overall, including at Island businesses. Less expensive, multifamily  
26 housing may attract residents in and near the Town Center who are more likely to  
27 choose not to own a car and may be more likely to shop local than those in detached  
28 single-family housing. The quantity of multifamily housing available may correlate  
29 with the market for the basics of everyday living and experiences such as dining out.  
30

#### 31 Transportation Element

32 Transportation infrastructure is integral to the local economy. The Transportation  
33 Element establishes the goals and policies that guide how the City will maintain,  
34 improve, and expand the transportation network to account for growth throughout  
35 the planning period. The goals and policies of the Transportation Element aim to  
36 maintain adequate levels of service at high traffic intersections, reinvest in existing  
37 infrastructure, increase transportation choice in the City, and provide connectivity  
38 between the light rail station and the City's commercial areas. Transportation  
39 networks allow businesses to access markets in neighboring cities, making it easier  
40 for customers from outside the City to patronize local businesses, and enable local  
41 businesses to draw from the regional labor force.  
42

#### 43 Utilities

44 The provision of utilities is vital to local businesses, all of which need reliable sewer,  
45 water, power, and internet. The Utilities Element details how the City will coordinate  
46 with its utility service providers to ensure adequate provision of these vital services for  
47 residents and businesses alike.

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### Capital Facilities

Capital facilities such as parks and public buildings are critical to the provision of services to the local economy. In addition to planning for public assets, the Capital Facilities Element includes goals and policies to support a high quality of life, which can attract new businesses and workers to Mercer Island

### Shoreline Master Program

The Shoreline Master Program (SMP) Element establishes the policies for managing development in the shoreline. This element is designed to ensure that the shoreline environment is protected, and that the shoreline is available for water dependent uses. Those businesses located in the shoreline jurisdiction, within 200 feet of Lake Washington, are affected by the SMP. In situations where the policies in the SMP and Economic Development Element intersect, the Comprehensive Plan will need to balance shoreline environmental protection with fostering of appropriate water dependent commercial uses in the shoreline.

### Other Plans

The Comprehensive Plan includes several other plans that address specific topics. As components of the Comprehensive Plan, those other plans relate to the Economic Development Element. Some of the other plans include:

- **The Arts and Cultural Plan** – Directs the provision of artistic and cultural infrastructure that draw both residents and shoppers to commercial areas. Artistic and cultural infrastructure and events in the community improve the quality of life. Well executed, they can attract local and off-island residents to commercial areas where they may be more likely to shop. Arts and culture infrastructure and events may also attract workers to the island, who in addition to contributing to the employment base, may shop here.
- **The Pedestrian and Bicycle Facilities Plan** – Establishes strategies for maintaining and improving pedestrian and bicycle infrastructure to provide multimodal connections throughout the City.
- **Parks, Recreation and Open Space Plan** – Plans for the maintenance, improvement, and development of parks, open space, trails, and recreational facilities.
- **Climate Action Plan** – Establishes the strategies the City will use to reduce greenhouse gas emissions and address the impacts of climate change.
- **Capital Improvement Plan** – Lists the capital investments the City will make through 2044.
- **Transportation Improvement Program** – Lists the Transportation Element implementation projects the City will undertake throughout the life of the Comprehensive Plan.

### Employment Growth Target

The King County Countywide Planning Policies (CPPs) establish growth targets for all of the jurisdictions within King County. The CPPs were initially adopted in 1992 and have been amended several times since then. Elected officials from King County, the



1 cities of Seattle and Bellevue, and the Sound Cities Association meet as the Growth  
2 Management Planning Council. This Council makes recommendations to the County  
3 Council, which has the authority to adopt and amend the CPPs. King County  
4 amended the CPPs in 2021, updating the growth targets for cities and towns  
5 throughout the County. The updated growth targets extended the planning horizon  
6 through the year 2044. Mercer Island’s current employment is approximately 7,700  
7 jobs; the growth target is 1,300 new jobs by the year 2044.

## 8 9 **Strengths, Weaknesses, Opportunities, and Threats**

10  
11 The advantages and challenges the City plans to encounter in the next twenty years  
12 can be divided into strengths, weaknesses, opportunities, and threats. Strengths are  
13 those things already existing in the local economy that the City can build on to grow  
14 the economy. Weaknesses are existing conditions in the local economy that could  
15 impede or otherwise challenge economic growth through the planning period.  
16 Opportunities are foreseeable changes that can give the City a stronger competitive  
17 advantage in the coming years. Threats are external events or factors that have the  
18 potential to negatively affect economic growth. The selected strengths, weaknesses,  
19 opportunities, and threats discussed in this section were identified during public  
20 participation and data review conducted during the drafting of this element.

### 21 22 **Strengths**

23 Strengths are the cornerstones of the economy. These are the aspects of the local  
24 economy that are advantageous for economic growth. Strengths are factors that  
25 contribute to the prosperity, environment, and social cohesion of the City and as such  
26 represent topic areas the City can support or expand to overcome weaknesses and  
27 threats. Some of the principal strengths identified are listed and discussed below.

#### 28 29 High Quality of Life

30 The high quality of life on Mercer Island is a considerable strength. The Island’s parks,  
31 open space, high quality public schools, safe and walkable neighborhoods, and  
32 cultural amenities help attract new businesses and workers alike. Community input  
33 gathered during the drafting of this element often pointed to the high quality of life  
34 in Mercer Island as an asset the City can build upon to strengthen the local economy.  
35 Quality of life may also serve as a draw for off-island visitors to patronize local  
36 businesses. Since this high quality of life is a considerable strength, it must be  
37 protected.

#### 38 39 High-Income Residents

40 Another key strength is the relatively high income of Mercer Island residents. During  
41 public input, business owners pointed out that the spending power of the Mercer  
42 Island community helped with the initial success of businesses. In 2021, the median  
43 household income for Mercer Island was \$170,000. For reference, the 2021 median  
44 household income in King County was \$106,326. Table 4 shows the 2021 household  
45 income distribution in Mercer Island and King County. Figure 1 shows the median  
46 household income in King County and Mercer Island between 2010 and 2020. It is  
47 worth noting that over the last few years, the percent gap between King County and  
48 Mercer Island household income has been closing.

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**Table 4. Household Income and Benefits, 2021.**

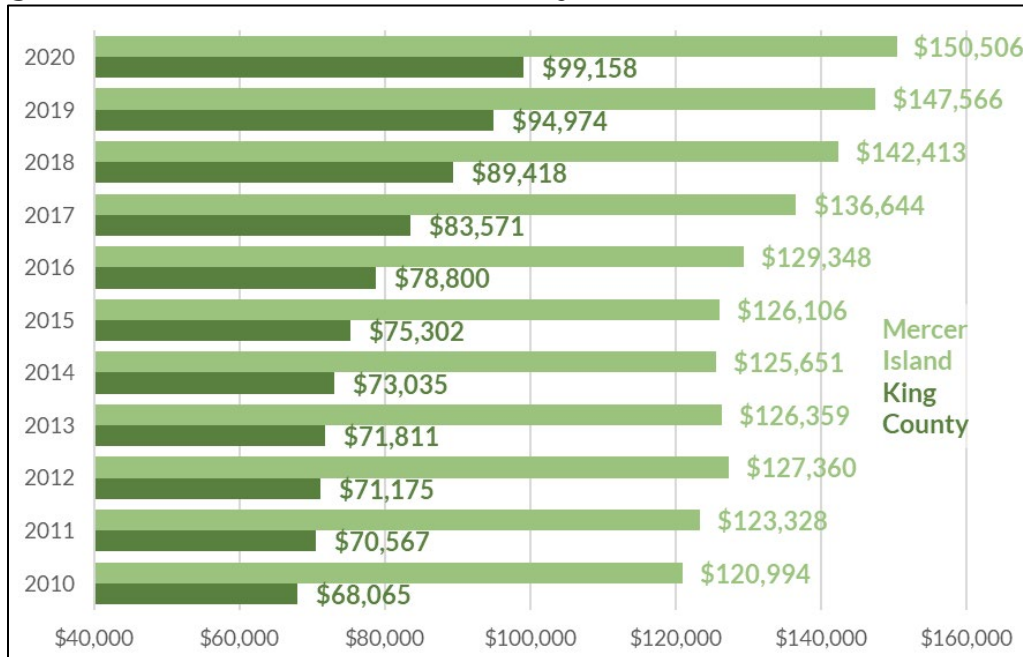
Income and Benefits in 2021 Inflation-Adjusted Dollars		
	Mercer Island	King County
Total households	9,758	924,763
Less than \$10,000	3.3%	4.7%
\$10,000 to \$14,999	0.5%	2.4%
\$15,000 to \$24,999	4.0%	4.3%
\$25,000 to \$34,999	5.1%	4.2%
\$35,000 to \$49,999	4.3%	7.4%
\$50,000 to \$74,999	8.3%	12.2%
\$75,000 to \$99,999	6.1%	10.3%
\$100,000 to \$149,999	14.3%	18.1%
\$150,000 to \$199,999	8.8%	12.1%
\$200,000 or more	45.3%	24.4%
Median household income (dollars)	\$170,000	\$110,586
Mean household income (dollars)	\$261,417	\$154,122

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Source: U.S. Census Bureau, Table CP03.

<https://data.census.gov/table?q=employment+income&g=1600000US5345005&tid=ACSCP5Y2021.CP03>

**Figure 1. Median Household Income by Year, Mercer Island, 2010 to 2020**



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Source: American Community Survey, 2010, 2020; CAI, 2022.

10 Having an existing high-income customer base is a considerable advantage for  
11 entrepreneurs and can draw firms from off-island to do business in the city. The  
12 financial resources of the community on Mercer Island can also help with business

1 formulation and business attraction. The key to building on this strength is focusing  
2 on giving residents more opportunities to shop on-island and broadening prospects  
3 for entrepreneurs and businesses to invest capital in the Mercer Island economy.  
4

#### 5 Location of the City

6 Mercer Island’s location on Interstate 90 (I-90) and roughly equidistant from Seattle  
7 and Bellevue is a strength. Seattle and Bellevue are large metropolitan centers with  
8 many thriving businesses, potential customers for Mercer Island businesses, and  
9 workers with diverse skills and expertise. I-90 provides potential customers and  
10 employees with excellent access to the city and that access is complemented with  
11 available parking near businesses. The city is also connected to its neighbors by transit,  
12 allowing greater flow of people to and from its commercial centers. Ensuring good  
13 access to commercial areas with roads and transit connections can build on this  
14 strength.  
15

#### 16 Weaknesses

17 Weaknesses are aspects of the local economy that could impede growth in the local  
18 economy. They represent topic areas the City can apply policy mechanisms to  
19 minimize, reduce, or overcome impediments to a healthy local economy. Weaknesses  
20 are listed and discussed below.  
21

#### 22 Permitting and Regulatory Environment

23 Permitting challenges, difficulty navigating the development code, and protracted  
24 permitting processes can increase financial risk when starting a new business or  
25 expanding an existing one. This increased financial risk can adversely impact business  
26 formation and retention. Public input indicated that the City’s development code and  
27 permitting processes can be complicated and make starting a business more difficult.  
28 Permit fees and the time spent on permit review are also challenging factors related  
29 to starting a new business. As the City considers permit fees, impact fees, and other  
30 regulatory requirements it can assess how those changes might add to or reduce the  
31 cost of starting a new business. The City can address this weakness by auditing its  
32 regulations and permit processes to ensure that they do not unnecessarily restrict or  
33 complicate the process of starting or expanding a business. Another way for the City  
34 to address this weakness is to engage the business community in the legislative  
35 process.  
36

#### 37 Business Climate and Culture

38 Public input gathered during the drafting of this element indicated that the business  
39 climate and culture on Mercer Island is underdeveloped. Some business owners cited  
40 limited formal opportunities to connect with the larger business community on  
41 Mercer Island. Commenters suggested that most business networking was through  
42 informal networks rather than a concerted effort to help businesses cooperate and  
43 share expertise. Other comments indicated that competition for limited on-island  
44 customers, and a corresponding lack of off-island patrons fostered competition  
45 amongst local businesses. The City can begin to address this weakness by working  
46 with partners to facilitate formal communication and collaboration between business  
47 owners.

1  
2 Lack of Visitor Customer Base  
3 Public input gathered during the drafting of this element highlighted low numbers  
4 of off-island customers as a weakness. Many comments suggested that Mercer Island  
5 businesses sometimes struggle to connect with customers outside of the city. Given  
6 the city’s location near large metropolitan cities, there is a large off-island customer  
7 base to draw from and attract. To begin addressing this weakness, the City can explore  
8 opportunities to support the business community and community organizations such  
9 as the Chamber of Commerce to reach customers outside of Mercer Island.

10  
11 Affordability and Availability of Commercial Space  
12 The lack of commercial space in the city and its cost can be a challenge for new  
13 business formulation and expansion of existing businesses. Under the current zoning,  
14 commercial activities are largely limited to three areas in the city. The largest of these  
15 areas, Town Center, is a mixed-use area where development is allowed to be a  
16 combination of commercial and residential space. Over the last two decades,  
17 redevelopment in this area has favored residential space, with minimal commercial  
18 space along certain street frontages. As a result, there has been a limited amount of  
19 new commercial space added to Town Center in recent years, a trend the City has  
20 begun working to reverse.

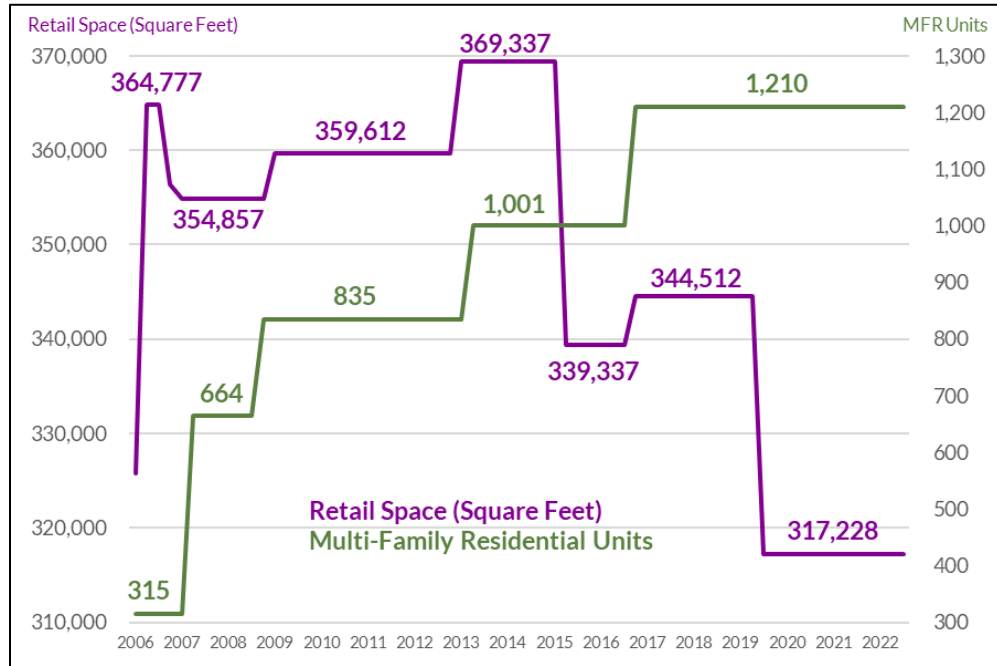
21  
22 The City’s future land use map in the Land Use Element and the zoning that  
23 implements that policy framework limits the areas where commercial uses are  
24 allowed to the Town Center, the planned business zone, and commercial-offices zone.  
25 The size of commercial zones can influence the cost and availability of commercial  
26 real estate. If the area available for commercial development is not large enough to  
27 accommodate the projected growth, prices can rise, and businesses can have trouble  
28 finding available spaces as supply reduces. The City must monitor the size of its  
29 commercial areas to ensure that the supply of developable commercial land is not so  
30 restricted that it limits opportunities for development. This is why the GMA includes a  
31 requirement to plan for projected growth in the form of adopting an employment  
32 growth target. The employment growth target is derived from the projected  
33 population increase through the planning period. By setting an employment growth  
34 target and ensuring the Comprehensive Plan can accommodate that target, the City  
35 can ensure that commercial areas are sized appropriately.

36  
37 Figure 2 compares the change in commercial square footage and residential units in  
38 Town Center between 2006 and 2022. The retail space referred to in the figure is  
39 commercial store fronts that could be retail or restaurant space. From 2006 to 2022,  
40 the multi-family residential units increased by 895 units to a total of 1,210 (Figure 1). In  
41 that same period, the square footage of commercial space initially increased to a peak  
42 of about 369,000 square feet in 2013, before decreasing to about 317,000 square feet  
43 in the third quarter of 2019. This may be the result of a demolished building at 2431-  
44 2441 76th Ave SE. Although all development in Town Center is interconnected due to  
45 the mixed-use zoning in the area, this data does not mean that the amount of  
46 commercial space and number of residential units in Town Center are proportional or  
47 causal. From 2006 to 2022, the amount of commercial space has decreased by

1 approximately 2.5% while the number of multi-family residential units has increased  
2 by nearly 75%.

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**Figure 2. Change in Retail Space and Multi-Family Residential Units, Town Center, 2006 to 2022**

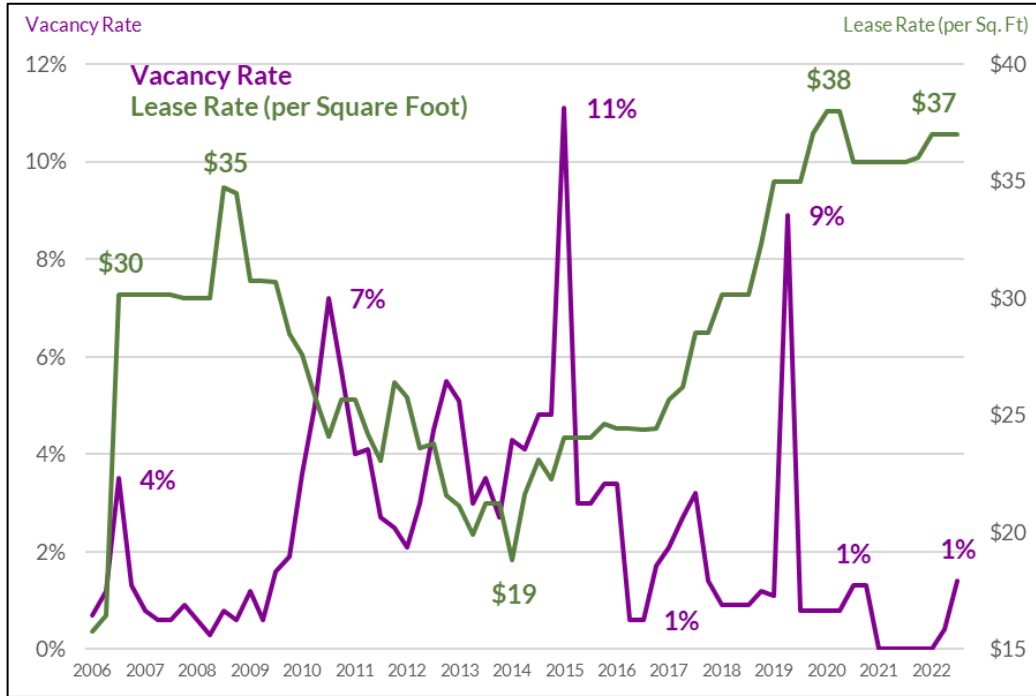


Source: CoStar, 2022; CAI, 2022.

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In the years between 2006 and 2020, the yearly lease rate (shown per square foot of retail space in Figure 3) increased to 38 dollars per square foot in the first quarter of 2020 and was holding at 37 dollars per square foot in 2022. While there was a small spike in the lease rate around 2020 (at the onset of the COVID-19 pandemic and development moratorium), this rate has been on a fairly steady increase since a low of 19 dollars per square foot in 2014. In that period, lease rates nearly doubled. 2015 saw the highest spike in the vacancy rate in Town Center. Around that time, a retail space of about 30,000 square feet was demolished at 2615 76th Ave SE. The closure of the businesses at that location prior to demolition could contribute to the short-term spike in the vacancy rate. In addition, at the onset of the pandemic, Town Center saw a spike to nine percent in the retail vacancy rate. That spike was short-lived and held at about a one percent vacancy rate through 2022.

**Figure 3. Retail Annual Lease Rate and Vacancy Rate, Town Center, 2006 to 2022.**



Source: CoStar, 2022; CAI, 2022.

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In 2022, the City Council enacted regulations in Town Center that expanded commercial frontage requirements along specific streets and added a new commercial floor area requirement in an attempt to prevent loss of commercial space. The effectiveness of these regulations will need to be evaluated over time. If new development in Town Center does not include enough commercial space to meet the demand from new businesses looking to locate in the city and the expansion of existing businesses, the affordability and availability of commercial space may constrain future economic growth, and those regulations may need to be revisited.

**Opportunities**

Opportunities are foreseeable changes that can give the city’s economy a stronger competitive advantage in the coming years. Compared with strengths and weaknesses, which come from existing conditions, opportunities are anticipated future events or conditions. Similar to strengths, opportunities are topic areas the City can focus on to support economic growth and maximize probable positive developments in the local economy.

Additional Transportation Connections

The flow of goods and people is a major component of any city’s economy. Transportation infrastructure can be even more impactful for an island community where moving people and goods is complicated by lack of an overland route. For this reason, the East Link Light Rail station has the potential to be one of the most transformative transportation developments on Mercer Island since the construction of the first bridge to the island. The potential to draw more off-island visitors to increase the customer base for local businesses is an opportunity to boost economic

1 growth in the city. Leveraging the arrival of light rail will require some active steps to  
2 ensure that this opportunity is maximized, and impacts are adequately addressed.  
3 The City can help connect transit riders with local businesses to take advantage of the  
4 arrival of light rail.  
5

#### 6 Arrival of a Large Employer in Town Center

7 Riot Games acquired an office building in Town Center in 2022. Their use of this office  
8 space is expected to eventually add a couple hundred jobs to Town Center. This  
9 opportunity overlaps with the planned arrival of light rail. This influx of workers is  
10 expected to increase demand for goods and services from neighboring businesses in  
11 Town Center. The arrival of a large employer is also expected to generally spur  
12 economic growth. The City should explore partnerships and programs to begin  
13 encouraging commuters to spend more time in Town Center and shop locally.  
14

#### 15 More Islanders Working From Home

16 One of the changes prompted by the Covid-19 pandemic is the transition to more  
17 work-from-home options for commuters. The extent to which commuting workers  
18 will spend their workdays on-island instead of traveling to work off-island remains  
19 unclear. What seems increasingly likely is that workers will commute less often than  
20 they did before the pandemic. Changes in commuting could lead to new demand for  
21 different services in the city's commercial areas or increased demand for existing  
22 services.  
23

#### 24 More Middle Housing

25 Recent state legislation requires encouraging more middle housing, most of it in and  
26 near the Town Center. Residents of this housing will be located near the commercial  
27 area and will be more likely to shop locally. The arrival of more residents in these  
28 locations will likely spur economic development.  
29

#### 30 Threats

31 Threats are external events or factors that have the potential to impede, slow, or  
32 otherwise negatively affect economic growth. Whereas weaknesses are existing  
33 conditions in the City that might challenge growth, threats are potential future  
34 concerns. Threats are topic areas where the City can focus attention to prepare for  
35 possible challenges and build resilience in the local economy.  
36

#### 37 Economic Uncertainty

38 There currently is a high degree of uncertainty about the future in the regional,  
39 national, and global economy. The unknown future of market forces such as inflation,  
40 supply chain difficulties, labor shortages, stock market volatility, and rising  
41 transportation costs obfuscate the economic outlook for the coming years. Many of  
42 these market forces are beyond the reach of City policies, however the City can  
43 prepare for positive and negative swings in the regional, national, and global economy  
44 by planning for economic resilience. Policy interventions that look to build on the local  
45 economy's strengths, overcome its weaknesses, and capitalize on expected  
46 opportunities can build resilience in the local economy. Policies that establish

contingency plans for economic downturns can also help position the City to be responsive to changing conditions in uncertain times.

The Changing Nature of Retail

Retail commerce is undergoing a transition as online retailers compete with brick-and-mortar stores. This change appears to have been accelerated during the Covid-19 pandemic as more shoppers opted to order goods online. Comments indicate that this could mean that retail will need to focus more on location-specific or experiential retail to differentiate their goods and services from those more readily available in online marketplaces. Some comments proposed a shop local campaign and adaptive reuse regulations for commercial spaces as possible measures to help local businesses respond to changes in demand.

Affordability in the Region

The affordability of commercial spaces and housing has the potential to slow economic growth in the coming years. Rising commercial real estate costs negatively impact both business formation and retention by making it more expensive to locate a business in the city. Higher rents can price out existing businesses, make expanding cost-prohibitive, and increase startup costs for entrepreneurs. Higher rents in new development can displace existing businesses as commercial areas redevelop. The City can monitor commercial space availability and development capacity to ensure that zoning and other development regulations do not create scarcity of commercial spaces in the city’s commercial zones.

Housing affordability can impact workforce availability. Labor is an important input for local businesses. As housing prices increase, filling middle and lower wage positions can potentially become more difficult as many workers commute from outside the city. In 2019, 87 percent of workers employed on Mercer Island live outside the city. Only about 13 percent of workers employed in the city also live on Mercer Island. On the other hand, 91 percent of workers living on Mercer Island commuted to jobs outside the City in 2019. Table 5 shows the inflow and outflow of Mercer Island workers as tracked by the U.S. Census Bureau in 2019.

**Table 5. Worker Inflow and Outflow, 2019.**

	Count	Share
<b>Workers Employed in Mercer Island</b>		
Employed in Mercer Island	7,071	100%
Employed in Mercer Island but living outside Mercer Island (inflow)	6,157	87.1%
Employed and living in Mercer Island	914	12.9%
<b>Workers Living in Mercer Island</b>		
Workers living in Mercer Island	10,123	100%
Living in Mercer Island but employed outside Mercer Island (outflow)	9,209	91%
Living and employed in Mercer Island	914	9%

Source: U.S. Census Bureau On the Map, 2019.



1 Many workers commute from off-island to fill middle and lower wage positions. In  
 2 2019, more than half of jobs in Mercer Island paid less than \$3,333 a month or about  
 3 \$40,000 a year. The low earnings for on-island jobs can make it difficult for workers to  
 4 afford to live near Mercer Island and could make finding workers difficult given that  
 5 all of metro King County has a higher cost of living. Table 6 shows the earnings for on-  
 6 island jobs as tracked in 2019 by the U.S. Census Bureau.

7  
 8 **Table 6. Mercer Island Jobs by Earnings, 2019.**

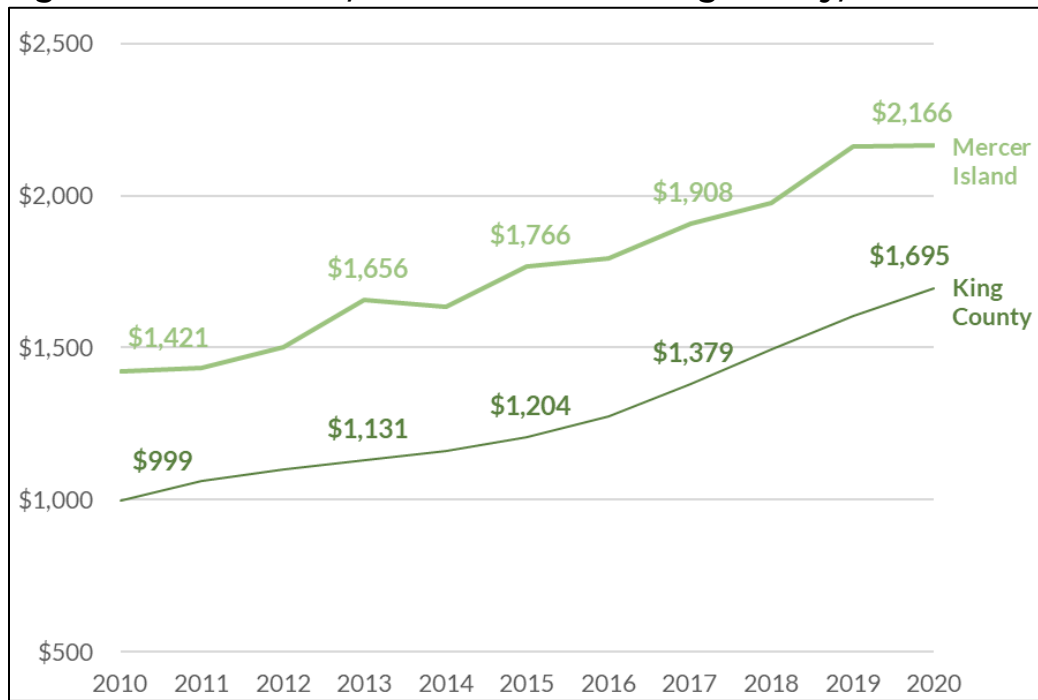
Earning Range	Mercer Island		King County	
	Count	Share	Count	Share
\$1,250 per month or less (\$15,000 annually)	1,738	24.6%	188,902	13.7%
\$1,251 to \$3,333 per month (\$15,012 to \$39,996 annually)	1,995	28.2%	299,798	21.7%
More than \$3,333 per month (more than \$39,996 annually)	3,338	47.2%	891,181	64.6%

9 Source: U.S. Census Bureau On the Map, 2019.

10  
 11 While many jobs on Mercer Island pay relatively lower wages, the cost of housing is  
 12 rising. Figure 4 shows that in 2020, the median rent in Mercer Island was \$2,166 a  
 13 month. Assuming housing costs should not exceed 30 percent of a household's  
 14 income, this would require a monthly income of roughly \$7,220 or \$86,640 annually  
 15 to be affordable. Expanding to the county level, the 2020 median rent in King County  
 16 was \$1,695. The King County median rent would require a monthly income of about  
 17 \$5,650 or \$67,800 annually to be affordable. As highlighted earlier, many jobs on  
 18 Mercer Island pay \$40,000 a year or less. If rent outpaces wage growth, many workers  
 19 may choose to live or work in more affordable cities or regions. Difficulty in attracting  
 20 workers can hinder economic growth as greater competition for workers can drive up  
 21 wages and costs to businesses.

22

1 **Figure 4. Median Rent, Mercer Island and King County, 2010 to 2020.**



Source: American Community Survey, 2020; CAI, 2022.

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5 Displacement During Redevelopment

6 The City’s commercial areas are largely developed. This causes most new commercial  
7 development on the Island to occur through redevelopment of existing commercial  
8 buildings, which can displace businesses in older developments. Displacement risk  
9 increases as sites redevelop because commercial spaces in redeveloped sites can  
10 have higher rents, construction can interrupt business, and new spaces might not fit  
11 existing business’ needs. The City can monitor the supply of developable commercial  
12 land to determine whether the availability of commercial space is increasing the  
13 displacement risk for local businesses.

14  
15 Climate Change

16 Climate change has the potential to have negative effects on the economy. Business  
17 establishment and success as well as customer spending patterns may be affected.  
18 Though many of the impacts of climate change may be out of the control of local  
19 government, Mercer Island should implement and market the success of climate  
20 mitigation and adaptation strategies included in the Climate Action plan to attract  
21 businesses and shoppers. Businesses may want to locate where they can minimize  
22 their impact upon the climate and where their employees may be more comfortable.  
23 Shoppers may seek to shop in ways and for products that reduce climate impact,  
24 which may include increased prioritization of shopping locally.

1 **Goals and Policies**

2  
3 **GOAL 1 - PARTNERSHIPS:**

4 The City establishes and maintains a healthy ecosystem of partnerships with  
5 businesses, local organizations and other public agencies.

6  
7 **POLICIES**

8  
9 1.1 Partner with the Chamber of Commerce, local, regional, state, and federal  
10 economic development agencies and the Mercer Island School District (MISD)  
11 to provide abundant resources for business owners, entrepreneurs, and job  
12 seekers including:

13  
14 1.1.A A mentorship program pairing experienced business owners and  
15 retirees with people interested in starting a new business;

16  
17 1.1.B Shop and dine local marketing campaigns;

18  
19 1.1.C A wayfinding kiosk on the light rail station platform informing  
20 commuters of shops available on the island; and

21  
22 1.1.D Publicize employment opportunities on Mercer Island.

23  
24 1.2 Partner with the Chamber of Commerce, Mercer Island Visual Arts League  
25 (MIVAL), Mercer Island Farmer’s Market, and other community non-profit  
26 organizations to develop and expand a year-round program of arts, cultural,  
27 and activation events which draw the community to our commercial areas.

28  
29 **GOAL 2 - MARKETING MERCER ISLAND:**

30 The Town Center commercial area has a cohesive brand established by marketing  
31 efforts informed by public input and the policies of this element.

32  
33 **POLICIES**

34  
35 2.1 Develop and promote a theme and vision to create a unique and appealing  
36 identity for the Town Center directed at drawing more residents and visitors to  
37 Mercer Island.

38  
39 2.2 Develop and implement a cohesive visual brand, including a logo, color  
40 scheme, and typography, that reflects the island's natural beauty and upscale  
41 yet welcoming character.

42  
43 **GOAL 3 – BUSINESS ATTRACTION:**

44 Mercer Island's Town Center is a Vibrant Destination attracting new businesses and  
45 supporting growth of existing businesses.

46

**POLICIES**

- 3.1 Attract more commercial office employers to the City.
- 3.2 Develop strategies to increase the percentage of workers that both live and work on Mercer Island.
- 3.3 Establish more networking and social events to attract more young professionals to Town Center, activating the area.
- 3.4 Attract a diverse mix of businesses that complement existing offerings and fill market gaps, with a focus on unique, locally owned establishments.
- 3.5 Create a comprehensive "best practices" section on the City website detailing steps for business setup at city, state, and county levels.
- 3.6 Streamline and simplify the process for new business setup, making it more intuitive and user-friendly.

**GOAL 4 – PRIORITIZED BUSINESS TYPES:**

Prioritized business types are supported and encouraged by the City’s economic development efforts.

- 4.1 Prioritize the following types of businesses:
  - 4.1.A Locally owned independent restaurants, tasting rooms, pubs, or cafes;
  - 4.1.B Specialty Retail;
  - 4.1.C Commercial office employers; and
  - 4.1.D High-wage employers.
- 4.2 Periodically review the list of prioritized business types.
- 4.3 Develop incentives that attract prioritized business types, such as:
  - 4.3.A Public and private partnerships to foster affordable commercial space solutions, and
  - 4.3.B Permit fee waiver or reduction.
- 4.4 Establish an expedited permit review process for prioritized business types.
- 4.5 Act as a liaison between commercial landlords and prioritized business types, mainly focusing on bringing wineries and complementary businesses.

1 4.6 Consider waiving or reducing permit fees for the first twenty (20) applications  
2 submitted by prioritized business types.  
3

4 **GOAL 5 – PREMIER WINE DESTINATION:**

5 Establish Mercer Island as a Premier Wine Destination.  
6

7 **POLICIES**  
8

9 5.1 Explore capitalizing on Mercer Island’s efforts, brand, and location as a premier  
10 wine destination by considering the following strategies:  
11

12 5.1.A Expand and promote the "Art Uncorked" event as a flagship attraction,  
13 leveraging its popularity to draw visitors year-round.  
14

15 5.1.B Actively recruit wineries to establish tasting rooms on Mercer Island,  
16 positioning the island as a premier, easily accessible wine destination.  
17 Emphasize Mercer Island's unique advantages, including its proximity to  
18 Seattle and Bellevue, excellent public transportation links, and  
19 picturesque island setting, to differentiate it from other regional wine  
20 experiences.  
21

22 5.1.C Facilitate partnerships between commercial landlords and wineries to  
23 encourage the establishment of tasting rooms in strategic locations.  
24

25 5.1.D Develop a comprehensive marketing strategy to position Mercer Island  
26 as a unique wine destination, distinguishing it from Seattle and Bellevue.  
27

28 5.1.E Encourage the development of complementary businesses such as  
29 artisanal food shops, wine-focused restaurants, and boutique hotels to  
30 support the wine destination concept.  
31

32 5.1.F Emphasize farm-to-table and outdoor dining experiences where  
33 possible.  
34

35 5.1.G Encourage the development of restaurants, cafes, and food-related  
36 businesses that align with the wine destination theme.  
37

38 5.1.H Conduct regular reassessments of the economic development strategy,  
39 allowing for adjustments based on market response, community  
40 feedback, and the success of the wine destination concept.  
41

42 5.1.I Plan for increased parking needs as the wine destination concept  
43 develops, including considerations for ride-sharing and public  
44 transportation options.  
45

46 **GOAL 6 – BUSINESS ENHANCEMENT AND DIVERSIFICATION:**

47 Business Offerings are diversified and enhanced by the City’s economic development  
48 efforts.

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**POLICIES**

- 6.1 Seek out new restauranteurs who bring novel and diverse dining options to Mercer Island.
- 6.2 Support the growth of specialty retail shops catering to residents and visitors, emphasizing quality and uniqueness over specific business types.
- 6.3 Promote pop-up shops and rotating vendor markets to add variety and attract shoppers.
- 6.4 Explore the creation of a "Restaurant Row" designation with additional tax benefits.
- 6.5 Consider impacts to existing businesses when evaluating proposed zoning changes.
- 6.6 Encourage the development of public-private partnerships to foster affordable commercial space solutions.
- 6.7 Conduct comprehensive outreach to surrounding businesses before initiating capital projects in commercial zones.
- 6.8 Identify and adopt measures to reduce the displacement of existing businesses as new development occurs. Notify nearby businesses of any potential redevelopment.

**GOAL 7A – PUBLIC SPACE AND COMMERCIAL AREAS:**

Public Spaces and commercial areas are activated by City improvements and economic development efforts.

**GOAL 7B – CUSTOMER ATTRACTION:**

Commercial areas are attractive and inviting to the Mercer Island community and visitors.

**POLICIES**

- 7.1 Leverage the opening of Sound Transit's East Link Light Rail Line 2 to attract residents, commuters, and visitors to the Town Center.
- 7.2 Emphasize spaces that are human-scaled, safe, and comfortable for walkers and bikers.
- 7.3 Maintain the existing City program to beautify Town Center with landscaping, street trees, and flower baskets.

- 1 7.4 Create branded wayfinding signage, street furniture, and public art to reinforce
- 2 the Town Center identity.
- 3
- 4 7.4.a Prioritize improvements in key locations such as the Mercer Island
- 5 Farmers Market site.
- 6
- 7 7.4.B Dedicate permanent signage for established community events like the
- 8 Mercer Island Farmers Market.
- 9
- 10 7.5 Activate Mercer Island’s commercial areas and public spaces by encouraging:
- 11
- 12 7.5.A Programming that enables residents and visitors to gather, socialize, and
- 13 celebrate in the city safely;
- 14
- 15 7.5.B Flexible-use outdoor spaces for dining, markets, events, and temporary
- 16 commercial uses; and
- 17
- 18 7.5.C Utilizing public art and furniture design in outdoor spaces.
- 19
- 20 7.6 Implement and promote a pilot seasonal parklet program allowing businesses
- 21 to convert parking spaces to outdoor seating.
- 22

**GOAL 8 – ARTS AND CULTURE:**

Arts and Culture are integrated into the City’s economic development projects and programs.

**POLICIES**

- 29 8.1 Incorporate public art installations and performances that complement the
- 30 theme and overall visitor experience.
- 31
- 32 8.2 Support cultural events and activities that enhance the appeal of Mercer Island
- 33 to both residents and visitors.
- 34
- 35 8.3 Encourage the development of art spaces and events that attract visitors to
- 36 Town Center.
- 37
- 38 8.4 Develop and expand "Arts on the Island Weekend" as a signature annual event
- 39 each September, enhancing the arts and culture experience.
- 40
- 41 8.5 Support strategically placed infrastructure to facilitate nonprofit organizations,
- 42 the City, and other partners' hosting of music and art events, such as a
- 43 permanent stage, improved public bathroom facilities, hot water access, solar
- 44 energy, accessible seating, and access to the Town Center.
- 45
- 46 8.6 Coordinate with established community organizations to develop a year-
- 47 round program of arts, cultural, and activation events which draw the
- 48 community to Mercer Island’s commercial areas, including:

- 1
- 2 8.6.A The First Friday Art Walks from May to September;
- 3
- 4 8.6.B The Sunday Farmers Markets from June to September;
- 5
- 6 8.6.C Summer Celebration each July;
- 7
- 8 8.6.D Mostly Music in the Park events throughout the summer;
- 9
- 10 8.6.E The Arts on the Island Weekend each fall, including the Art Uncorked
- 11 event;
- 12
- 13 8.6.F The Holiday Makers Market each December; and
- 14
- 15 8.6.G Shakespeare in the Park.
- 16

**GOAL 9 – SUSTAINABILITY AND ENVIRONMENT:**

The City’s economic development efforts are sustainable and environmentally friendly.

**POLICIES**

- 20
- 21
- 22
- 23 9.1 Consider Climate Action Plan strategies during economic development
- 24 decision making.
- 25
- 26 9.2 Encourage energy efficiency improvements that realize long-term cost savings
- 27 and economic benefits as well as environmental benefits.
- 28
- 29 9.3 Encourage the development of community solar arrays, enabling properties
- 30 with significant sun exposure to reduce their energy costs, reduce their
- 31 greenhouse gas emissions, and sell any excess power generated either back to
- 32 the grid or to neighbors with less sun exposure.
- 33
- 34 9.4 Consider incentives for commercial development that includes innovative
- 35 sustainability practices.
- 36
- 37 9.5 Align the implementation of the economic development element with the
- 38 City’s Climate Action Plan.
- 39
- 40 9.6 Encourage green building practices and energy-efficient retrofits in
- 41 commercial spaces.
- 42
- 43 9.7 Enhance sustainability infrastructure in the Town Center.
- 44
- 45 9.7.A Increase the presence of compost and recycling bins.
- 46
- 47 9.7.B Work with providers for seamless collection-bin pick-up during events.
- 48



1 9.7.C Add solar-powered streetlights, carbon-reducing plantings, and other  
2 improvements consistent with the City's Climate Action Plan (CAP).  
3

4 **GOAL 10 – TRANSPORTATION AND PARKING:**

5 Commercial areas have safe multimodal circulation and parking for residents, visitors,  
6 and employees.  
7

8 **POLICIES**  
9

10 10.1 Periodically review parking standards to address the need for parking and  
11 reduce potential barriers for new and expanding businesses.  
12

13 10.2 Provide safe and welcoming access to Town Center from the light rail station.  
14

15 10.3 Attract more hour-long and multi-store shoppers by developing a program to  
16 deploy a mix of high-speed EV chargers in on-street parking, off-street parking,  
17 and on utility poles. Target the electrification of 20% of parking spaces in Town  
18 Center by 2044.  
19

20 10.4 Analyze the feasibility of establishing a Parking and Business Improvement  
21 Area (PBI) or Local Improvement District (LID) in one or more commercial  
22 areas to fund improvements for economic development.  
23

24 10.5 Ensure multimodal transportation options are available for workers and  
25 shoppers to access on-island employment centers and retail businesses.  
26

27 10.6 Periodically update the Town Center parking plan to account for changes to  
28 public parking supply, demand, and management systems for both cars and  
29 bicycles.  
30

31 10.7 Analyze historical parking space trends in Town Center and correlate them with  
32 retail business numbers.  
33

34 10.8 Consider reducing or eliminating on-site parking requirements for a few net-  
35 new restaurants or retail businesses, leveraging right-of-way parking.  
36

37 10.9 Consider eliminating traffic study requirements for small businesses outside of  
38 new development.  
39

40 10.10 Ensure adequate public parking for community events like Music in the Park  
41 and the Farmers Market when planning new developments.  
42

43 10.11 Improve pedestrian infrastructure to support walkability between restaurants  
44 and other businesses.  
45

46 10.12 Work with transit agencies in the region to launch an electric shuttle service  
47 pilot program to provide on-demand transportation within Mercer Island,

- 1 connect light rail riders with the City’s commercial areas, reduce short car trips,
- 2 and support sustainable transportation.
- 3
- 4 10.12.A Collaborate with local businesses and stakeholders to identify key
- 5 shuttle stops, ensuring convenient access to the Town Center, light rail
- 6 stations, and popular destinations.
- 7
- 8 10.12.B Promote the service as a convenient, eco-friendly transportation option
- 9 for residents and visitors, enhancing the Town Center's walkability and
- 10 reducing traffic congestion.
- 11
- 12 10.12.C Monitor and report on the environmental and economic impacts of the
- 13 shuttle service, using data to make adjustments and improvements.
- 14

**GOAL II – REGULATIONS AND PERMITTING:**

16 Permit review and inspections are delivered predictably, efficiently, and on time to  
17 support Mercer Island businesses as the start, grow, and thrive.

**POLICIES**

- 21 11.1 Continue the longstanding practice of providing next business-day
- 22 construction inspections under ordinary circumstances.
- 23
- 24 11.2 Advocate for Mercer Island businesses to receive timely services from outside
- 25 agencies.
- 26
- 27 11.3 Review the development code permitting processes to identify additional code
- 28 amendments to support businesses, improve effectiveness, and make efficient
- 29 use of City resources. The following goals should be considered when
- 30 identifying code amendments:
- 31
- 32 11.3.A Minimizing delay and reduce uncertainty in the entitlement process;
- 33
- 34 11.3.B Improving conflict resolution in the entitlement process;
- 35
- 36 11.3.C Mitigating the risk of business displacement as new development
- 37 occurs;
- 38
- 39 11.3.D Beneficial impacts to parking and greenhouse gas emissions; and
- 40
- 41 11.3.E Lowering compliance costs for business owners.
- 42
- 43 11.4 Evaluate City fees imposed on development to determine their effect on
- 44 business startup costs and City finances. The impact on business startup costs
- 45 must be balanced with the financial needs of the City.
- 46

- 1 11.5 Update home business regulations to support a mix of commercial uses while  
2 ensuring home businesses remain compatible with neighboring residential  
3 uses.
- 4
- 5 11.6 Establish a dedicated service [e.g. concierge] to guide businesses through  
6 permitting.
- 7
- 8 11.7 Prepare a guide to doing business on the island with particular emphasis on  
9 the permitting process and the pre-application process.
- 10
- 11 11.8 Periodically review the City's commercial sign code.
- 12

13 **GOAL 12 – IMPLEMENTATION:**

14 The City implements the Economic Development Element to support and grow the  
15 local economy.

16

17 **POLICIES**

18

- 19 12.1 Establish and periodically update a prioritized and time-based economic  
20 development implementation plan following adoption of this Comprehensive  
21 Plan.
- 22

AB 6541 – Exhibit 3 - City Manager Reconciliation of Proposed Parking Goals and Policies Matrix – Economic Development Element

#	Item #	Element	Current Text:	Proposed Text:	City Manager Recommendation:
3-1	Policy 10.1 (proposed)	Economic Development	Periodically review parking standards to address the need for parking and reduce potential barriers for new and expanding businesses.	<del>Periodically review parking standards to address the need for parking and reduce potential barriers for new and expanding businesses.</del>	<p><b>Recommendation:</b> Strike text. The proposed policy overlaps with policy recommendations in the Town Center Parking Plan and parking references in the Transportation Element.</p> <p><b>Comment:</b></p> <ul style="list-style-type: none"> <li>• See page 29 of the Town Center Parking Plan. Strategy #3 says, “Expand Travel mode choices through programs and infrastructure investments.”               <ul style="list-style-type: none"> <li>◦ Recommendation 3b: Study options to allow more flexibility related to parking requirements for new businesses.</li> </ul> </li> <li>• Policy 11.1 (Transportation Element): Continue to implement flexible parking requirements for Town Center development based on the type and intensity of the proposed development; site characteristics; likelihood for parking impacts to adjacent uses; opportunities for transit, carpooling and shared parking; and potential for enhancements to the pedestrian environment.</li> <li>• Policy 11.3 (Transportation Element): Support business development in the downtown area by prioritizing on-street parking spaces in the Town Center for short-term parking, and encourage the development of off-street shared parking facilities for long-term parking in the Town Center.</li> </ul>

AB 6541 – Exhibit 3 - City Manager Reconciliation of Proposed Parking Goals and Policies Matrix – Economic Development Element

#	Item #	Element	Current Text:	Proposed Text:	City Manager Recommendation:
3-2	Policy 10.3 (proposed)	Economic Development	Attract more hour-long and multi-store shoppers by developing a program to deploy a mix of high-speed EV chargers in on-street parking, off-street parking, and on utility poles. Target the electrification of 20% of parking spaces in Town Center by 2044.	<del>Attract more hour-long and multi-store shoppers by developing a program to deploy a mix of high-speed EV chargers in on-street parking, off-street parking, and on utility poles. Target the electrification of 20% of parking spaces in Town Center by 2044.</del>	<p><b>Recommendation:</b> Strike text. EV Charging is addressed in the Climate Action Plan.</p> <p><b>Comment:</b></p> <ul style="list-style-type: none"> <li>The City Council will consider a budget proposal in the fall of 2024 to fund a Citywide EV Charging Infrastructure Plan. If funded, the plan will establish goals and an implementation plan to expand EV opportunities Island-wide. The development of this plan was identified as an action item in the Climate Action Plan.</li> <li>See Transportation Section of the Climate Action Plan (pages 38 to 40). <ul style="list-style-type: none"> <li>CAP Action TR1.1 – EV Charging Infrastructure Plan (page 34): Develop and implement an EV Charging Infrastructure Plan, in collaboration with PSE, that guides expansion of EV charging capacity throughout the city. The plan will include analysis and recommendations on the facilities and infrastructure required for the City and the Mercer Island School District to meet 2030 and 2050 fleet electrification goals. The plan will also include a readiness and capacity study to evaluate increasing EV charging at commercial and residential properties citywide. The Plan will identify an implementation strategy including partnerships, funding, and future policy recommendations</li> <li>CAP Action TR1.3 – State EV resource advocacy (page 34): Advocate for State resources to fund EV infrastructure planning.</li> <li>CAP Action TR1.4 – EV charging incentives &amp; rebates (page 34): Explore and develop incentives in partnership with the State and other partners to expand EV charging capacity at commercial and residential properties.</li> </ul> </li> </ul>
3-3	Policy 10.6 (proposed)	Economic Development	Periodically update the Town Center parking plan to account for changes to public parking supply, demand, and management systems for both cars and bicycles.	Periodically update the Town Center parking plan to <u>include analysis of parking use, to account for</u> <del>address</del> changes to public parking supply, and <u>to meet business demand, and management systems for both cars and bicycles.</u>	<b>[Revised 09-13-24] Recommendation:</b> Combine policy 10.6 and 10.7 – both refer to updating the Town Center Parking Plan – <u>and approve proposed text.</u>

AB 6541 – Exhibit 3 - City Manager Reconciliation of Proposed Parking Goals and Policies Matrix – Economic Development Element

#	Item #	Element	Current Text:	Proposed Text:	City Manager Recommendation:
3-4	<b>Policy 10.7 (proposed)</b>	Economic Development	Analyze historical parking space trends in Town Center and correlate them with retail business numbers.	<del>Analyze historical parking space trends in Town Center and correlate them with retail business numbers.</del>	<b>[Revised 09-13-14] Recommendation:</b> Strike <del>policy 10.7</del> and combine <del>policy</del> with proposed Policy 10.6 as noted in item <del>#3-3</del> .
3-5	<b>Policy 10.8 (proposed)</b>		Consider reducing or eliminating on-site parking requirements for a few net-new restaurants or retail businesses, leveraging right-of-way parking.	<del>Consider reducing or eliminating on-site parking requirements for a few net-new restaurants or retail businesses, leveraging right-of-way parking.</del>	<p><b>Recommendation:</b> Strike text. The proposed policy conflicts with policy recommendations in the Town Center Parking Plan and parking references in the Transportation Element.</p> <p><b>Comment:</b></p> <ul style="list-style-type: none"> <li>• See page 29 of the Town Center Parking Plan. Strategy #3 says, “Expand Travel mode choices through programs and infrastructure investments.” <ul style="list-style-type: none"> <li>◦ Recommendation 3b: Study options to allow more flexibility related to parking requirements for new businesses.</li> </ul> </li> <li>• Policy 11.1 (Transportation Element): Continue to implement flexible parking requirements for Town Center development based on the type and intensity of the proposed development; site characteristics; likelihood for parking impacts to adjacent uses; opportunities for transit, carpooling and shared parking; and potential for enhancements to the pedestrian environment.</li> <li>• Policy 11.3 (Transportation Element): Support business development in the downtown area by prioritizing on-street parking spaces in the Town Center for short-term parking, and encourage the development of off-street shared parking facilities for long-term parking in the Town Center.</li> </ul>
3-6	<b>Policy 10.9 (proposed)</b>	Economic Development	<del>Consider eliminating traffic study requirements for small businesses outside of new development.</del>	N/A	<b>Comment:</b> <del>Seeking legal review on this proposal. Eliminating traffic studies may result in concurrency issues and create conflicts with the policies set forth in the Transportation Element.</del>

AB 6541 – Exhibit 3 - City Manager Reconciliation of Proposed Parking Goals and Policies Matrix – Economic Development Element

#	Item #	Element	Current Text:	Proposed Text:	City Manager Recommendation:
3-7	Policy 10.10 (proposed)	Economic Development	Ensure adequate public parking for community events like Music in the Park and the Farmers Market when planning new developments.	<del>Ensure adequate public parking for community events like Music in the Park and the Farmers Market when planning new developments.</del>	<p><b>Recommendation:</b> Strike text.</p> <p><b>Comment:</b></p> <ul style="list-style-type: none"> <li>• Securing parking for events is an operational task.</li> <li>• Concern about tethering the need for special event parking with parking requirements for new developments.</li> <li>• If desire to maintain a reference to special event parking in the TC, consider this alternative: Ensure adequate public parking for community events <u>in the Town Center</u>, like Music in the Park and the Farmers Market when planning new developments.</li> </ul>
3-8	Policy 10.12 (proposed)	Economic Development	Work with transit agencies in the region to launch an electric shuttle service pilot program to provide on-demand transportation within Mercer Island, connect light rail riders with the City's commercial areas, reduce short car trips, and support sustainable transportation.	Work with transit agencies in the region to <del>launch</del> explore an electric shuttle service pilot program to provide on-demand transportation within Mercer Island, connect light rail riders with the City's commercial areas, reduce short car trips, and support sustainable transportation.	<p><b>[Revised 09-13-24] Recommendation:</b> <u>Approve proposed</u> <del>Revise</del> text to allow for exploration/study ahead of action.</p> <p><b>Alternative Recommendation:</b> <del>Consider striking this text given the specificity of the program solution. The Transportation Element includes numerous references to multimodal solutions and first-mile/last-mile programs.</del></p> <p><b>Comment:</b></p> <ul style="list-style-type: none"> <li>• Policy 2.6 (Transportation Element): Prioritize transportation investments in the Town Center that promote mixed-use and compact development and provide multimodal access to regional transit facilities.</li> <li>• Policy 4.1 (Transportation Element): Work with King County Metro, Sound Transit and other providers to ensure adequate transit services to meet the needs of the Island, including: <ul style="list-style-type: none"> <li>○ Maintain convenient transit connections to regional activity centers, including the Seattle CBD, Bellevue, University of Washington and other centers;</li> <li>○ Provide convenient transit service for travel on Mercer Island and enhance connections to regional transit stations including the future Link light rail station; and</li> <li>○ Continue to expand innovative transit services including demand responsive transit for the general public, subscription bus, or custom bus services.</li> </ul> </li> <li>• Policy 4.6 (Transportation Element): Study opportunities to provide innovate last-mile solutions serving the Town Center, light rail station, and park and ride.</li> </ul>

AB 6541 – Exhibit 3 - City Manager Reconciliation of Proposed Parking Goals and Policies Matrix – Economic Development Element

#	Item #	Element	Current Text:	Proposed Text:	City Manager Recommendation:
3-9	Policy 10.12A (proposed)	Economic Development	Collaborate with local businesses and stakeholders to identify key shuttle stops, ensuring convenient access to the Town Center, light rail stations, and popular destinations.	<del>Collaborate with local businesses and stakeholders to identify key shuttle stops, ensuring convenient access to the Town Center, light rail stations, and popular destinations.</del>	<b>[Revised 09-13-24] Recommendation:</b> Strike text. Proposed <del>policy text</del> provides scope of work for project, which should be developed when/if study is pursued.
3-10	Policy 10.12B (proposed)	Economic Development	Promote the service as a convenient, eco-friendly transportation option for residents and visitors, enhancing the Town Center's walkability and reducing traffic congestion.	<del>Promote the service as a convenient, eco-friendly transportation option for residents and visitors, enhancing the Town Center's walkability and reducing traffic congestion.</del>	<b>[Revised 09-13-24] Recommendation:</b> Strike text. Proposed <del>policy text</del> provides scope of work for project, which should be developed when/if study is pursued.
3-11	Policy 10.12C (proposed)	Economic Development	Monitor and report on the environmental and economic impacts of the shuttle service, using data to make adjustments and improvements.	<del>Monitor and report on the environmental and economic impacts of the shuttle service, using data to make adjustments and improvements.</del>	<b>[Revised 09-13-24] Recommendation:</b> Strike text. Proposed <del>policy text</del> provides scope of work for project, which should be developed when/if study is pursued.



AB 6541 – Exhibit 4 - City Manager Reconciliation of Proposed Sustainability and Environmental Goals and Policies Matrix – Economic Development Element

#	Item #	Element	Current Text:	Proposed Text:	City Manager Recommendation:
4-1	Policy 9.2 (proposed)	Economic Development	Encourage energy efficiency improvements that realize long-term cost savings and economic benefits as well as environmental benefits.	<del>Encourage energy efficiency improvements that realize long-term cost savings and economic benefits as well as environmental benefits.</del>	<p><b>Recommendation:</b> Strike text. The Climate Action Plan was adopted by reference and includes an extensive list of targets, strategies, and actions related to energy efficiency and environmental benefits.</p> <p><b>Comment:</b></p> <ul style="list-style-type: none"> <li>• See Buildings and Energy Section of the Climate Action Plan (pages 30 to 32).</li> <li>• CAP Goal (page 30): Reduce GHG emissions from buildings by reducing energy use, electrifying buildings, and transitioning to clean and reliable renewable energy sources.</li> <li>• CAP Strategy #1 (page 31): Transition to non-fossil building energy. (See associated action items).</li> <li>• CAP Strategy #2 (page 31): Reduce energy use in new and existing buildings. Reduce energy use in new and existing buildings. (See associated action items).</li> </ul>

AB 6541 – Exhibit 4 - City Manager Reconciliation of Proposed Sustainability and Environmental Goals and Policies Matrix – Economic Development Element

#	Item #	Element	Current Text:	Proposed Text:	City Manager Recommendation:
4-2	<b>Policy 9.3 (proposed)</b>	Economic Development	Encourage the development of community solar arrays, enabling properties with significant sun exposure to reduce their energy costs, reduce their greenhouse gas emissions, and sell any excess power generated either back to the grid or to neighbors with less sun exposure.	<del>Encourage the development of community solar arrays, enabling properties with significant sun exposure to reduce their energy costs, reduce their greenhouse gas emissions, and sell any excess power generated either back to the grid or to neighbors with less sun exposure.</del>	<p><b>Recommendation:</b> Strike text. This proposed policy overlaps with strategies and actions in the Climate Action Plan related to solar energy.</p> <p><b>Comment:</b></p> <ul style="list-style-type: none"> <li>• CAP Action BE1.2 – Solar energy storage &amp; grid resiliency (page 31): Accelerate improvements to the energy grid and storage to facilitate the transition to renewable energy sources. Improvements may include subsidy and grant programs to reduce the cost of battery storage in existing buildings and electric vehicle charging/storage system installations.</li> <li>• CAP Action BE1.6 – Solar panel expansion (page 31): Partner with PSE and other regional partners to promote state and federal renewable energy incentives to fund onsite residential and commercial solar power projects.</li> <li>• CAP Action BE1.7 – Green Power Program (page 31): Host education programs and conduct outreach events to encourage businesses and residents to enroll in the PSE Green Power Program. Partner with other neighboring communities served by the utility to advocate directly with PSE to expand renewable energy production that is local to Mercer Island.</li> <li>• CAP Action BE2.1 – Energy efficiency incentives and programs (page 32): Partner with PSE and other local jurisdictions and organizations to provide and promote energy efficiency incentives and rebate programs for residents and businesses. Partner to offer free home energy audits and upgrade programs for income-eligible residents.</li> <li>• CAP Action BE2.2 – Green Building Campaigns (page 32): Develop a program to promote green building for residential and commercial properties, including educational outreach.</li> </ul>
4-3	<b>Policy 9.4 (proposed)</b>	Economic Development	Consider incentives for commercial development that includes innovative sustainability practices.	<del>Consider incentives for commercial development that includes innovative sustainability practices.</del>	<p><b>Recommendation:</b> Strike text. This proposed policy overlaps with strategies and actions in the Climate Action Plan related to sustainability practices.</p> <p><b>Comment:</b></p> <ul style="list-style-type: none"> <li>• See Buildings and Energy Section of the Climate Action Plan (pages 30 to 32).</li> </ul>

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#	Item #	Element	Current Text:	Proposed Text:	City Manager Recommendation:
4-4	<b>Policy 9.5 (proposed)</b>	Economic Development	Align the implementation of the economic development element with the City's Climate Action Plan.	<del>Align the implementation of the economic development element with the City's Climate Action Plan.</del>	<p><b>[Revised 09-13-24] Recommendation:</b> Strike text. <del>or merge/combine with Policy 9.1.</del></p> <p><b>Comment:</b></p> <ul style="list-style-type: none"> <li>This policy is similar to proposed Policy 9.1. Policy 9.1 currently reads: "Consider Climate Action Plan strategies during economic development decision making."</li> </ul>
4-5	<b>Policy 9.6 (proposed)</b>	Economic Development	Encourage green building practices and energy-efficient retrofits in commercial spaces.	<del>Encourage green building practices and energy-efficient retrofits in commercial spaces.</del>	<p><b>Recommendation:</b> Strike text. This policy overlaps with strategies and actions in the Climate Action Plan related to buildings and energy.</p> <p><b>Comment:</b></p> <ul style="list-style-type: none"> <li>See Buildings and Energy Section of the Climate Action Plan (pages 30 to 32).</li> <li>CAP Goal (page 30): Reduce GHG emissions from buildings by reducing energy use, electrifying buildings, and transitioning to clean and reliable renewable energy sources.</li> <li>CAP Strategy #1 (page 31): Transition to non-fossil building energy. (See associated action items).</li> <li>CAP Strategy #2 (page 31): Reduce energy use in new and existing buildings. Reduce energy use in new and existing buildings. (See associated action items).</li> </ul>
4-6	<b>Policy 9.7 (proposed)</b>	Economic Development	Enhance sustainability infrastructure in the Town Center.	<del>Enhance sustainability infrastructure in the Town Center.</del>	<p><b>[Revised 09-13-24] Recommendation:</b> Strike text. This policy overlaps with strategies and actions in the Climate Action Plan related to buildings and energy.</p> <p><b>Comment:</b></p> <ul style="list-style-type: none"> <li>See responses to item <a href="#">#4-5 CP-5</a>.</li> </ul>
4-7	<b>Policy 9.7A (proposed)</b>	Economic Development	Increase the presence of compost and recycling bins.	<del>Increase the presence of compost and recycling bins.</del>	<p><b>Recommendation:</b> Strike text. This proposed policy overlaps with strategies and actions in the Climate Action Plan related to consumption and disposal.</p> <p><b>Comment:</b></p> <ul style="list-style-type: none"> <li>See Consumption and Disposal Section of the Climate Action Plan (pages 36 &amp; 37) and associated strategies and actions.</li> </ul>

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#	Item #	Element	Current Text:	Proposed Text:	City Manager Recommendation:
4-8	Policy 9.7B (proposed)	Economic Development	Work with providers for seamless collection-bin pick-up during events.	<del>Work with providers for seamless collection-bin pick-up during events.</del>	<p><b>Recommendation:</b> Strike text. This proposed policy is operational in nature and overlaps with strategies and actions in the Climate Action Plan related to consumption and disposal.</p> <p><b>Comment:</b></p> <ul style="list-style-type: none"> <li>• See Consumption and Disposal Section of the Climate Action Plan (pages 36 &amp; 37) and associated strategies and actions.</li> </ul>
4-9	Policy 9.7C	Economic Development	Add solar-powered streetlights, carbon-reducing plantings, and other improvements consistent with the City's Climate Action Plan (CAP).	<del>Add solar-powered streetlights, carbon-reducing plantings, and other improvements consistent with the City's Climate Action Plan (CAP).</del>	<p><b>Recommendation:</b> Strike text. This proposed policy overlaps with strategies and actions in the Climate Action Plan related to municipal buildings, commercial buildings, energy efficiency, and natural systems.</p> <ul style="list-style-type: none"> <li>• See responses to CP-2.</li> <li>• See Cross-Cutting &amp; Municipal Section of the Climate Action Plan (pages 27 to 29).</li> <li>• See Buildings and Energy Section of the Climate Action Plan (pages 30 to 32).</li> <li>• See Natural Systems section of the Climate Action Plan (pages 38 to 40).</li> </ul>

#	Item #	Element	Current Text:	Proposed Text:	City Manager Recommendation:
5-1	Introduction to Land Use Element	Land Use	Arts are integral to Mercer Island's identity, vitality, heritage, and shared values. The City of Mercer Island is committed to supporting and sustaining rich and diverse cultural and arts experiences and opportunities for the community. In 2018, the City incorporated the Arts and Culture plan as an appendix to the Comprehensive Plan incorporating the goals and policies in the Arts and Culture Plan into the City's Comprehensive Plan.	<del>Arts are integral to Mercer Island's identity, vitality, heritage, and shared values. The City of Mercer Island is committed to supporting and sustaining rich and diverse cultural and arts experiences and opportunities for the community. In 2018, the City incorporated the Arts and Culture plan as an appendix to the Comprehensive Plan incorporating the goals and policies in the Arts and Culture Plan into the City's Comprehensive Plan.</del>	<b>[Revised 09-13-24] Recommendation:</b> Strike text. See next item for revised text to be introduced into Parks and <u>Open Space Recreation</u> Element.
5-2	<b>[Revised 09-13-24]</b> NEW text added to Introduction to Parks and <u>Open Space Recreation</u> Element	<b>[Revised 09-13-24]</b> <del>Parks &amp; Recreation</del> <u>Open Space</u>	N/A	<b>[New Text – inserted as paragraph 4]</b> <b><u>Comprehensive Arts and Culture Plan</u></b>  <u>Arts are integral to Mercer Island's identity, vitality, heritage, and shared values. The City of Mercer Island is committed to supporting and sustaining rich and diverse cultural and arts experiences and opportunities for the community. In 2018, the City adopted the Comprehensive Arts and Culture plan, which sets forth policies and goals to advance the enrichment and unification of the whole community through the arts.</u>	<b>[Revised 09-13-24] Recommendation:</b> Add new proposed text.
5-3	Goal 23	Land Use	Support the arts on Mercer Island.	Support the arts on Mercer Island.	<b>[Revised 09-13-24] Recommendation:</b> Strike text.  <b>Comment:</b> The Arts and Cultural goals and policies were added to the Comprehensive Plan in 2018, upon adoption of the new Comprehensive Arts & Culture (A&C) Plan. The 2024 Comprehensive Plan Update incorporates a new Parks and <u>Open Space Recreation</u> Element, and staff are recommending that the arts and culture goals and policies be moved to the new element.
5-4	NEW Goal 2	<b>[Revised 09-13-24]</b> <del>Parks &amp; Recreation</del> <u>Open Space</u>	N/A	<b>[New Text] Goal 2:</b> <u>Support and nurture the arts on Mercer Island and preserve Mercer Island's Heritage.</u>	<b>[Revised 09-13-24] Recommendation:</b> Insert <u>the proposed a</u> new goal in the Parks and <u>Open Space Recreation</u> Element that consolidates the text in Goal 23, 24 & 25 of the Land Use Element.  <b>Comment:</b> This new goal will be supported by new policy 2.1 that incorporates by reference the A&C Plan.

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#	Item #	Element	Current Text:	Proposed Text:	City Manager Recommendation:
5-5	NEW Policy 2.1	[Revised 09-13-24] Parks & Recreation Open Space	N/A	<b>[New Text]</b> Policy 2.1 The most recent version of the Comprehensive Arts and Culture Plan is hereby adopted by reference, establishing the goals and policies that provide the framework for the delivery of diverse cultural and arts experiences and opportunities for the Mercer Island community.	<b>[Revised 09-13-24] Recommendation:</b> Add new proposed text.  <b>Comment:</b> New text incorporates the Comprehensive A&C Plan (approved in 2018) by reference. This is consistent with the method by which other plans are incorporated into the 2024 Comp Plan Update.
5-6	Policy 23.1	Land Use	Support implementation of and encourage community involvement in accessible, high quality performing, visual and literary arts programs, projects, and events.	<del>Support implementation of and encourage community involvement in accessible, high quality performing, visual and literary arts programs, projects, and events.</del>	<b>Recommendation:</b> Strike policy 23.1 as it duplicates the text found on page 14 of the A&C Plan.
5-7	Policy 23.2	Land Use	Provide educational art opportunities through Parks & Recreation curriculum.	<del>Provide educational art opportunities through Parks &amp; Recreation curriculum.</del>	<b>Recommendation:</b> Strike policy 23.2 as it duplicates the text found on page 14 of the A&C Plan.
5-8	Policy 23.3	Land Use	Maintain a citizen Arts Council, which is advisory to the City Council and that spearheads arts programming and partnerships.	<del>Maintain a citizen Arts Council, which is advisory to the City Council and that spearheads arts programming and partnerships.</del>	<b>Recommendation:</b> Strike policy 23.3 as it duplicates the text found on page 15 of the A&C Plan.
5-9	Policy 23.4	Land Use	Promote cooperation and local partnerships between the City of Mercer Island and artists, arts providers, nonprofit organizations, urban designers, architects, developers, and others to help improve the quality of the built environment.	<del>Promote cooperation and local partnerships between the City of Mercer Island and artists, arts providers, nonprofit organizations, urban designers, architects, developers, and others to help improve the quality of the built environment.</del>	<b>Recommendation:</b> Strike policy 23.4 as it duplicates the text found on page 15 of the A&C Plan.
5-10	Policy 23.5	Land Use	Coordinate and collaborate with the local school district to broaden accessibility and awareness of local art opportunities and to further art education.	<del>Coordinate and collaborate with the local school district to broaden accessibility and awareness of local art opportunities and to further art education.</del>	<b>Recommendation:</b> Strike policy 23.5 as it duplicates the text found on page 15 of the A&C Plan.
5-11	Policy 23.6	Land Use	Coordinate and collaborate with local, regional, and national arts organizations, and through public and private partners to integrate art into the community via permanent installations and special events.	<del>Coordinate and collaborate with local, regional, and national arts organizations, and through public and private partners to integrate art into the community via permanent installations and special events.</del>	<b>Recommendation:</b> Strike policy 23.6 as it duplicates the text found on page 15 of the A&C Plan.
5-12	Policy 23.7	Land Use	Assess community art needs through community engagement and public involvement.	<del>Assess community art needs through community engagement and public involvement.</del>	<b>Recommendation:</b> Strike policy 23.7 as it duplicates the text found on page 15 of the A&C Plan.

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#	Item #	Element	Current Text:	Proposed Text:	City Manager Recommendation:
5-13	Policy 23.8	Land Use	Implement a creative district and accountability strategy to complement and enhance overall City economic development strategy and to foster a thriving creative economy.	<del>Implement a creative district and accountability strategy to complement and enhance overall City economic development strategy and to foster a thriving creative economy.</del>	<b>Recommendation:</b> Strike policy 23.8 as it duplicates the text found on page 15 of the A&C Plan.
5-14	Policy 23.9	Land Use	Support: 23.9.1 Efforts to secure space for art and cultural activities;  23.9.2 The establishment of a community maker space;  23.9.3 Opportunities for housing and/or live/work space for artists; and  23.9.4 A multidiscipline-oriented community arts facility.  23.10 Maintain a parity of public space for art and cultural activities when existing public art and cultural activity space is modified or eliminated.	<del>Support: 23.9.1 Efforts to secure space for art and cultural activities;  23.9.2 The establishment of a community maker space;  23.9.3 Opportunities for housing and/or live/work space for artists; and  23.9.4 A multidiscipline-oriented community arts facility.  23.10 Maintain a parity of public space for art and cultural activities when existing public art and cultural activity space is modified or eliminated.</del>	<b>Recommendation:</b> Strike policy 23.9 as it duplicates the text found on page 15 of the A&C Plan.
5-15	Goal 24	Land Use	Nurture public art on Mercer Island.	<del>Nurture public art on Mercer Island.</del>	<b>[Revised 09-13-24] Recommendation:</b> Strike Goal 24, will be replaced with new Goal 2 in the Parks and <a href="#">Open Space Recreation</a> Element. See <a href="#">item# 5-4 CA-4</a> in the above list.
5-16	Policy 24.1	Land Use	Encourage diversity in public art.	<del>Encourage diversity in public art.</del>	<b>Recommendation:</b> Strike policy 24.1 as it duplicates the text found on page 15 of the A&C Plan.
5-17	Policy 24.2	Land Use	Maintain current and encourage new spaces for public art placement.	<del>Maintain current and encourage new spaces for public art placement.</del>	<b>Recommendation:</b> Strike policy 24.2 as it duplicates the text found on page 15 of the A&C Plan.
5-18	Policy 24.3	Land Use	Maintain and preserve the current collection and encourage the acquisition of additional public art.	<del>Maintain and preserve the current collection and encourage the acquisition of additional public art.</del>	<b>Recommendation:</b> Strike policy 24.3 as it duplicates the text found on page 15 of the A&C Plan.
5-19	Policy 24.4	Land Use	Encourage the incorporation of public art in town center development design and site features.	<del>Encourage the incorporation of public art in town center development design and site features.</del>	<b>Recommendation:</b> Strike policy 24.4 as it duplicates the text found on page 15 of the A&C Plan.
5-20	Policy 24.5	Land Use	Maintain requirement that at least one percent of qualifying capital improvement projects' costs are set aside for public art acquisition, repair, and maintenance.	<del>Maintain requirement that at least one percent of qualifying capital improvement projects' costs are set aside for public art acquisition, repair, and maintenance.</del>	<b>Recommendation:</b> Strike policy 24.5 as it duplicates the text found on page 16 of the A&C Plan.

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#	Item #	Element	Current Text:	Proposed Text:	City Manager Recommendation:
5-21	Policy 24.6	Land Use	Make an effort to include public art into and surrounding transportation projects.	<del>Make an effort to include public art into and surrounding transportation projects.</del>	<b>Recommendation:</b> Strike policy 24.6 as it duplicates the text found on page 16 of the A&C Plan.
5-22	Policy 24.7	Land Use	Welcome and support community involvement in public art processes.	<del>Welcome and support community involvement in public art processes.</del>	<b>Recommendation:</b> Strike policy 24.7 as it duplicates the text found on page 16 of the A&C Plan.
5-23	Goal 25	Land Use	Preserve Mercer Island's Heritage.	<del>Preserve Mercer Island's Heritage.</del>	<b>[Revised 09-13-24] Recommendation:</b> Strike Goal 25, will be replaced with new Goal 2 in the Parks and <a href="#">Open Space Recreation</a> . See <a href="#">item # 5-4 CA-4</a> in the above list.
5-24	Policy 25.1	Land Use	Promote awareness and appreciation of Mercer Island's history and historic resources.	<del>Promote awareness and appreciation of Mercer Island's history and historic resources.</del>	<b>Recommendation:</b> Strike policy 25.1 as it duplicates the text found on page 16 of the A&C Plan.
5-25	Policy 25.2	Land Use	Support efforts to secure space for the preservation of Mercer Island's historical and cultural heritage and related archival materials.	<del>Support efforts to secure space for the preservation of Mercer Island's historical and cultural heritage and related archival materials.</del>	<b>Recommendation:</b> Strike policy 25.2 as it duplicates the text found on page 16 of the A&C Plan.
5-26	Policy 25.3	Land Use	Promote public engagement with culture and heritage organizations.	<del>Promote public engagement with culture and heritage organizations.</del>	<b>Recommendation:</b> Strike policy 25.3 as it duplicates the text found on page 16 of the A&C Plan.
5-27	Policy 25.4	Land Use	Support the curation of historical exhibits in the community.	<del>Support the curation of historical exhibits in the community.</del>	<b>Recommendation:</b> Strike policy 25.4 as it duplicates the text found on page 16 of the A&C Plan.
5-28	Goal 8	Economic Development	Arts and Culture are integrated into the City's economic development projects and programs.	<del>Arts and Culture are integrated into the City's economic development projects and programs.</del>	<p><b>Recommendation:</b> Strike proposed Goal 8 as it duplicates policies in the PROS Plan and the A&amp;C Plan.</p> <p><b>Comment:</b> The following policies on this topic are already included in other plans.</p> <ul style="list-style-type: none"> <li>• PROS Plan Objective 8.6: Collaborate with the Community Planning and Development Department on economic development initiatives related to parks, recreation, and cultural arts programs and services. Seek opportunities to buy-local when procuring products and services and identify other opportunities to partner with Mercer Island small businesses in the delivery of programs, events, and other services.</li> <li>• A&amp;C Plan (page 15): Implement a creative district and accountability strategy to complement and enhance overall city economic development strategy and to foster a thriving creative economy.</li> <li>• See also background section in A&amp;C Plan titled "Arts Add Vitality to the Economy" (pages 13 to 14).</li> </ul>



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#	Item #	Element	Current Text:	Proposed Text:	City Manager Recommendation:
5-29	Policy 8.1 (proposed)	Economic Development	Incorporate public art installations and performances that complement the theme and overall visitor experience.	<del>Incorporate public art installations and performances that complement the theme and overall visitor experience.</del>	<p><b>Recommendation:</b> Strike proposed Policy 8.1 as it duplicates policies in the A&amp;C Plan.</p> <p><b>Comment:</b> The following policies on this topic are already included in other plans.</p> <ul style="list-style-type: none"> <li>• A&amp;C Plan (page 15): Promote cooperation and local partnerships between the City of Mercer Island and artists, arts providers, nonprofit organizations, urban designers, architects, developers, and others to help improve the quality of the built environment.</li> <li>• A&amp;C Plan (page 15): Coordinate and collaborate with local, regional, and national arts organizations, and through public and private partners to integrate art into the community via permanent installations and special events.</li> <li>• A&amp;C Plan (page 15): Incorporate public art in town center development design and site features.</li> <li>• A&amp;C Plan (page 15): Implement a creative district and accountability strategy to complement and enhance overall city economic development strategy and to foster a thriving creative economy.</li> <li>• PROS Plan Objective 6.3: Identify and implement opportunities for integrating arts and culture into parks and open space, including, where feasible and appropriate, through permanent and temporary public art installations, arts performance and events, interpretive strategies, and other dynamic expressions. Collaborate with diverse groups to ensure incorporation of art in public space occurs through a lens of diversity, equity, and inclusion.</li> <li>• PROS Plan Objective 6.4: Partner with the community and local organizations to foster a variety of cultural events and support community cultural celebrations.</li> <li>• PROS Plan Objective 8.6: Collaborate with the Community Planning and Development Department on economic development initiatives related to parks, recreation, and cultural arts programs and services. Seek opportunities to buy-local when procuring products and services and identify other opportunities to partner with Mercer Island small businesses in the delivery of programs, events, and other services</li> </ul>

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#	Item #	Element	Current Text:	Proposed Text:	City Manager Recommendation:
5-30	Policy 8.2 (proposed)	Economic Development	Support cultural events and activities that enhance the appeal of Mercer Island to both residents and visitors.	<del>Support cultural events and activities that enhance the appeal of Mercer Island to both residents and visitors.</del>	<p><b>Recommendation:</b> Strike proposed Policy 8.2 as it duplicates policies in other plans.</p> <p><b>Comment:</b> The following policies on this topic are already included in other plans:</p> <ul style="list-style-type: none"> <li>• A&amp;C Plan (page 14): Support implementation of and encourage community involvement in accessible, high quality performing, visual and literary arts programs, projects, and events.</li> <li>• A&amp;C Plan (page 15): Coordinate and collaborate with the local school district to broaden accessibility and awareness of local art opportunities and to further art education.</li> <li>• A&amp;C Plan (page 15): Coordinate and collaborate with local, regional, and national arts organizations, and through public and private partners to integrate art into the community via permanent installations and special events.</li> <li>• PROS Plan Objective 6.3: Identify and implement opportunities for integrating arts and culture into parks and open space, including, where feasible and appropriate, through permanent and temporary public art installations, arts performance and events, interpretive strategies, and other dynamic expressions. Collaborate with diverse groups to ensure incorporation of art in public space occurs through a lens of diversity, equity, and inclusion.</li> <li>• PROS Plan Objective 6.4: Partner with the community and local organizations to foster a variety of cultural events and support community cultural celebrations.</li> <li>• PROS Plan Objective 8.6: Collaborate with the Community Planning and Development Department on economic development initiatives related to parks, recreation, and cultural arts programs and services. Seek opportunities to buy-local when procuring products and services and identify other opportunities to partner with Mercer Island small businesses in the delivery of programs, events, and other services</li> </ul>

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#	Item #	Element	Current Text:	Proposed Text:	City Manager Recommendation:
5-31	Policy 8.3 (proposed)	Economic Development	Encourage the development of art spaces and events that attract visitors to Town Center.	<del>Encourage the development of art spaces and events that attract visitors to Town Center.</del>	<p><b>Recommendation:</b> Strike proposed Policy 8.3 as it duplicates policies in other plans.</p> <p><b>[Revised 09-13-24] Comment:</b> The following policies on this topic are already included in other plans:</p> <ul style="list-style-type: none"> <li>• See prior responses (item #5-30) <del>(CA-30)</del> related to events.</li> <li>• A&amp;C Plan (page 15): Support: <ul style="list-style-type: none"> <li>○ Efforts to secure space for art and cultural activities;</li> <li>○ The establishment of a community maker space;</li> <li>○ Opportunities for housing and/or live/work space for artists;</li> <li>○ A multidiscipline-oriented community arts facility.</li> </ul> </li> <li>• A&amp;C Plan (page 15): Maintain current and encourage new spaces for public art placement.</li> <li>• A&amp;C Plan (page 15): Incorporate public art in town center development design and site features.</li> <li>• PROS Plan Objective 1.16: Integrate public art and park design from the onset of facility planning to create compelling, engaging, and captivating public places. Prioritize experiences that are interactive and allow for dynamic sensory exploration.</li> <li>• PROS Plan Objective 6.5: Develop a long-range project plan for the 1% for Art in Public Places Fund that articulates the City's vision for the public art program and includes integration with the Capital Improvement Program, strategies for engaging the community in public art acquisition, and updated policies for public art acquisition, siting, security, maintenance, and deaccession.</li> </ul>

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#	Item #	Element	Current Text:	Proposed Text:	City Manager Recommendation:
5-32	<b>Policy 8.4 (proposed)</b>	Economic Development	Develop and expand "Arts on the Island Weekend" as a signature annual event each September, enhancing the arts and culture experience.	<del>Develop and expand "Arts on the Island Weekend" as a signature annual event each September, enhancing the arts and culture experience.</del>	<p><b>Recommendation:</b> Strike proposed policy 8.4 as it is overly specific.</p> <p><b>Comment:</b> Staff recommend maintaining broad policy guidance that provides more flexibility for the Parks and Recreation Commission and/or the Arts Council, in collaboration with the staff and the community, to develop (and sunset events when appropriate) that meet community needs. The following policies and objectives address cultural arts events:</p> <ul style="list-style-type: none"> <li>• A&amp;C Plan (page 14): Support implementation of and encourage community involvement in accessible, high quality performing, visual and literary arts programs, projects, and events</li> <li>• A&amp;C Plan (page 15): Maintain a citizen Arts Council, which is advisory to the City Council and that spearheads arts programming and partnerships.</li> <li>• A&amp;C Plan (page 15): Coordinate and collaborate with local, regional, and national arts organizations, and through public and private partners to integrate art into the community via permanent installations and special events.</li> <li>• PROS Plan Objective 5.8: Evaluate the City's role and function in community events and pursue sponsorships, partnerships, and outside funding to support existing or additional events and festivals.</li> <li>• PROS Plan Objective 5.10: Conduct periodic evaluations of program offerings. Utilize data to inform program and service planning decisions.</li> <li>• PROS Plan Objective 6.1: Foster the City's role as a convener of artists, arts organizations, and community groups to facilitate collaboration and efficiently serve the community through arts and culture programs and experiences.</li> <li>• PROS Plan Objective 6.3: Identify and implement opportunities for integrating arts and culture into parks and open space, including, where feasible and appropriate, through permanent and temporary public art installations, arts performance and events, interpretive strategies, and other dynamic expressions. Collaborate with diverse groups to ensure incorporation of art in public space occurs through a lens of diversity, equity, and inclusion</li> <li>• PROS Plan Objective 6.4: Partner with the community and local organizations to foster a variety of cultural events and support community cultural celebrations.</li> </ul>

AB 6541 – Exhibit 5 – City Manager Reconciliation of Proposed Cultural Arts, Emergency Management, and ADA Goals and Policies Matrix – Economic Development, Land Use, Parks and Open Space, and Capital Facilities Elements

#	Item #	Element	Current Text:	Proposed Text:	City Manager Recommendation:
5-33	<b>Policy 8.5 (proposed)</b>	Economic Development	Support strategically placed infrastructure to facilitate nonprofit organizations, the City, and other partners' hosting of music and art events, such as a permanent stage, improved public bathroom facilities, hot water access, solar energy, accessible seating, and access to the Town Center.	<del>Support strategically placed infrastructure to facilitate nonprofit organizations, the City, and other partners' hosting of music and art events, such as a permanent stage, improved public bathroom facilities, hot water access, solar energy, accessible seating, and access to the Town Center.</del>	<p><b>Recommendation:</b> Strike proposed policy 8.5 as it duplicates policies in other plans.</p> <p><b>Comment:</b> Park design and development is addressed in the PROS Plan. Mercedale Park is in the queue for improvement work that is intended to be addressed in coordination with the sewer line replacement in the park. The following objectives are addressed in the PROS Plan:</p> <ul style="list-style-type: none"> <li>• PROS Plan Objective 1.4: Identify and prioritize the need for master plans to guide all significant park development projects, achieve cohesive designs, and ensure project phasing is efficient and in alignment with community needs and priorities. Utilize management plans or other adopted strategies to guide the stewardship and maintenance of parks, open space, and trails.</li> <li>• PROS Plan Objective 1.16: Integrate public art and park design from the onset of facility planning to create compelling, engaging, and captivating public places. Prioritize experiences that are interactive and allow for dynamic sensory exploration.</li> <li>• PROS Plan Objective 2.5: Provide amenities at parks, trails, open space, and facilities where appropriate and when feasible to improve the user experience and access.</li> <li>• PROS Plan Objective 6.3: Identify and implement opportunities for integrating arts and culture into parks and open space, including, where feasible and appropriate, through permanent and temporary public art installations, arts performance and events, interpretive strategies, and other dynamic expressions. Collaborate with diverse groups to ensure incorporation of art in public space occurs through a lens of diversity, equity, and inclusion.</li> </ul>

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#	Item #	Element	Current Text:	Proposed Text:	City Manager Recommendation:
5-34	Policy 8.6 (proposed)	Economic Development	<p>Coordinate with established community organizations to develop a year-round program of arts, cultural, and activation events which draw the community to Mercer Island's commercial areas, including:</p> <p>8.6.A The First Friday Art Walks from May to September;</p> <p>8.6.B The Sunday Farmers Markets from June to September;</p> <p>8.6.C Summer Celebration each July;</p> <p>8.6.D Mostly Music in the Park events throughout the summer;</p> <p>8.6.E The Arts on the Island Weekend each fall, including the Art Uncorked event;</p> <p>8.6.F The Holiday Makers Market each December; and</p> <p>8.6.G Shakespeare in the Park.</p>	<p><del>Coordinate with established community organizations to develop a year-round program of arts, cultural, and activation events which draw the community to Mercer Island's commercial areas, including:</del></p> <p><del>8.6.A The First Friday Art Walks from May to September;</del></p> <p><del>8.6.B The Sunday Farmers Markets from June to September;</del></p> <p><del>8.6.C Summer Celebration each July;</del></p> <p><del>8.6.D Mostly Music in the Park events throughout the summer;</del></p> <p><del>8.6.E The Arts on the Island Weekend each fall, including the Art Uncorked event;</del></p> <p><del>8.6.F The Holiday Makers Market each December; and</del></p> <p><del>8.6.G Shakespeare in the Park.</del></p>	<p><b>Recommendation:</b> Strike proposed policy 8.6 as events are already addressed in the A&amp;C Plan and the PROS Plan.</p> <p><b>Comment:</b> Staff do not recommend listing specific events in the Comprehensive Plan as event offerings change and evolve over time as do the dates they are offered. Staff recommend maintaining broad objectives that provide more flexibility for the Parks and Recreation Commission and/or the Arts Council, in collaboration with the staff and the community, to develop (and sunset events when appropriate) that meet community needs. The following policies and objectives address economic development and cultural arts events:</p> <ul style="list-style-type: none"> <li>• A&amp;C Plan (page 14): Support implementation of and encourage community involvement in accessible, high quality performing, visual and literary arts programs, projects, and events</li> <li>• A&amp;C Plan (page 15): Coordinate and collaborate with local, regional, and national arts organizations, and through public and private partners to integrate art into the community via permanent installations and special events.</li> <li>• PROS Plan Objective 5.8: Evaluate the City's role and function in community events and pursue sponsorships, partnerships, and outside funding to support existing or additional events and festivals.</li> <li>• PROS Plan Objective 5.10: Conduct periodic evaluations of program offerings. Utilize data to inform program and service planning decisions.</li> <li>• PROS Plan Objective 6.1: Foster the City's role as a convener of artists, arts organizations, and community groups to facilitate collaboration and efficiently serve the community through arts and culture programs and experiences.</li> <li>• PROS Plan Objective 6.4: Partner with the community and local organizations to foster a variety of cultural events and support community cultural celebrations.</li> <li>• PROS Plan Objective 8.6: Collaborate with the Community Planning and Development Department on economic development initiatives related to parks, recreation, and cultural arts programs and services. Seek opportunities to buy-local when procuring products and services and identify other opportunities to partner with Mercer Island small businesses in the delivery of programs, events, and other services.</li> </ul>

AB 6541 – Exhibit 5 – City Manager Reconciliation of Proposed Cultural Arts, Emergency Management, and ADA Goals and Policies Matrix – Economic Development, Land Use, Parks and Open Space, and Capital Facilities Elements

#	Item #	Element	Current Text:	Proposed Text:	City Manager Recommendation:
5-35	Policy 22.1	Land Use	Periodically review and update the City's emergency management plans.	Periodically review and update the City's emergency management plans. <u>Adopt the following emergency management related plans and their successors by reference:</u> <ul style="list-style-type: none"> <li>• <u>Comprehensive Emergency Management Plan;</u></li> <li>• <u>Hazard Mitigation Plan;</u></li> <li>• <u>Continuity of Operations Plan</u></li> <li>• <u>Pandemic Plan;</u></li> <li>• <u>Terrorism Response Plan and Threat and Hazard Identification and Risk Assessment;</u></li> <li>• <u>Debris Management Plan;</u></li> <li>• <u>Volunteer Operations Plan; and</u></li> <li>• <u>Shelter Plan.</u></li> </ul>	<b>[Revised 09-13-24] Recommendation:</b> <u>Approve proposed text</u> <del>Revise language</del> to adopt emergency management plans by reference, consistent with other plan references.
5-36	Policy 22.2	Land Use	Identify, and implement, necessary enhancements to the City's emergency planning and preparedness program.	<del>Identify, and implement, necessary enhancements to the City's emergency planning and preparedness program.</del>	<b>Recommendation:</b> Strike policy 22.2 as the goals related to emergency management are included in the Comprehensive Emergency Management Plan.
5-37	Policy 22.5	Land Use	Adopt regulations and programs to mitigate and control hazards that are created by a natural event. For example, the creation of a new landslide hazard area resulting from a naturally occurring slope failure.	<del>Adopt regulations and programs to mitigate and control hazards that are created by a natural event. For example, the creation of a new landslide hazard area resulting from a naturally occurring slope failure.</del>	<b>Recommendation:</b> Strike policy 22.5 as the these topics are covered in the Hazard Mitigation Plan, proposed to be adopted by reference.
5-38	Policy 22.6	Land Use	Continue to develop an action plan to expedite development review following an emergency event.	<del>Continue to develop an action plan to expedite development review following an emergency event.</del>	<b>Recommendation:</b> Strike policy 22.6 as “after action” planning work is addressed in the Comprehensive Emergency Management Plan and other emergency plans.
5-39	New Policy 1.28	Capital Facilities	N/A	<u>1.28 Adopt the Americans with Disabilities Act (ADA) Transition Plan and its successors by reference.</u>	<b>[Revised 09-13-24] Recommendation:</b> <u>Add a new policy to the Capital Facilities Element that adopts the ADA Transition Plan by reference.</u>

## 2 LAND USE ELEMENT

### I. INTRODUCTION

Mercer Island prides itself on being a residential community. As such, most of the Island's approximately 6.2 square miles of land area is developed with single family homes. The Island is served by a small Town Center and two other commercial zones which focus on the needs of the local population. Mixed-use and multifamily developments are located within the Town Center. Multifamily development also rings the Town Center and the western fringe of the smaller Commercial Office Zone.

Parks, open spaces, educational and recreational opportunities are highly valued and consume a large amount of land. The Island has 472 acres of park and open space lands including small neighborhood parks and trails as well as several larger recreational areas, including Luther Burbank Park and Aubrey Davis Park above the Interstate 90 tunnel. One hundred fifteen acres of natural-forested land are set aside in Pioneer Park and an additional 150 acres of public open spaces are scattered across the community. There are four elementary schools, one middle school and a high school owned and operated by the Mercer Island School District. In addition, there are several private schools at the elementary and secondary education levels.

~~Arts are integral to Mercer Island's identity, vitality, heritage, and shared values. The City of Mercer Island is committed to supporting and sustaining rich and diverse cultural and arts experiences and opportunities for the community. In 2018, the City incorporated the Arts and Culture plan as an appendix to the Comprehensive Plan incorporating the goals and policies in the Arts and Culture Plan into the City's Comprehensive Plan.~~ [5-1]

The community strongly values environmental protection. As a result, local development regulations have sought to safeguard land, water and the natural environment, balanced with private property rights. To reflect community priorities, development regulations also attempt to balance views and tree conservation.

### TOWN CENTER

For many years, Mercer Island citizens have been concerned about the future of the community's downtown. Past business district revitalization initiatives (e.g., Project Renaissance in 1990) strove to overcome the effects of "under-capitalization" in the Town Center. These efforts sought to support and revitalize downtown commercial/retail businesses and devised a number of recommendations for future Town Center redevelopment. Growing out of previous planning efforts, a renewed interest in Town Center revitalization emerged in 1992—one looking to turn the 33-year-old downtown into the vital economic and social center of the community.

In 1992 the City of Mercer Island undertook a major "citizen visioning" process that culminated in a broad new vision and direction for future Town Center development as presented in a document entitled "Town Center Plan for the City of Mercer Island," dated November 30, 1994. The City used an outside consultant to help lead a five-day citizen design charrette involving hundreds of Island residents and design professionals. This citizen vision became the foundation for new design and development standards within the Town Center and a major part of the new Comprehensive Plan that was adopted in the fall of 1994. At the same time, the City invested about \$5 million in street and streetscape improvements to



create a central pedestrian street, along 78th Avenue and route the majority of vehicular trips around the core downtown onto 77th and 80th Avenues. Specific new design and development standards to implement the Town Center vision were adopted in December of 1995. The Mercer Island Design Commission, City staff and citizens used these standards to review all Town Center projects until 2002.

In 2002, the City undertook a major planning effort to review and modify Town Center design and development guidelines, based on knowledge and experience gained from the previous seven years. Several changes were made in the existing development and design standards to promote public-private partnerships, strengthen parking standards, and develop public spaces as part of private development. Another goal of the revised standards was to unify the major focal points of the Town Center including the pedestrian streetscape of 78th Avenue, an expanded Park-and-Ride and Transit Facility, the public sculpture garden, and the Mercerdale Park facility. As a result, the following changes were made to the design standards:

- Expanding sidewalk widths along the pedestrian spine of 78th Avenue between Mercerdale Park on the south and the Sculpture Garden Park on the north;
- Identifying opportunity sites at the north end of 78th for increased public spaces;
- Requiring that new projects include additional public amenities in exchange for increased building height above the two-story ~~minimum~~ maximum [CC-56]; and
- Increasing the number of visual interest design features required at the street level to achieve pedestrian scale.

The changes to the design and development standards were formulated by a seven-member *Ad Hoc* Committee composed of citizen architects, engineers, planners and several elected officials. Working for three months, the *Ad Hoc* Committee forwarded its recommendations to the Planning Commission, Design Commission and City Council for review. The revised Town Center Development and Design Standards (Mercer Island City Code chapter 19.11) were adopted by City Council in July 2002 and amended in June 2016. They will continue to implement the Town Center vision.

The effects of the City's efforts to focus growth and revitalize the Town Center through targeted capital improvements, development incentives and design standards to foster high quality development are now materializing.

Between 2001 and 2007, 510 new housing units, and 115,922 square feet of commercial area were constructed in the Town Center. Between 2007 and August 2014, 360 new housing units, and 218,015 square feet of new commercial area were constructed.

~~In 2014, the City began a process to review the vision, Comprehensive Plan policies and development and design guidelines for the Town Center. This effort involved several stakeholder groups, 15 joint meetings of the Planning and Design Commissions and hundreds of public comments.~~

During 2004, the City engaged in a major effort to develop new design standards for all non-single family development in zoning districts outside the Town Center. This effort also used an ad-hoc process of elected officials, design commissioners, developers, and architects. The design standards for Zones Outside of Town Center were adopted in December 2004. These standards provide new direction for quality design of non-residential structures in residential zones and other multi-family, commercial, office and public zones outside the Town Center.

In 2014, the City began a process to review the vision, Comprehensive Plan polices and development and design guidelines for the Town Center. This effort involved several stakeholder groups, 15 joint meetings of the Planning and Design Commissions and hundreds of public comments.

Updates to this document were made in 2014 to comply with the Countywide Planning Policies, including updated housing and employment targets.

In June 2020, the City Council enacted a moratorium on major new construction generally in the southeast quadrant of the Town Center. This moratorium temporarily prevented submittal of development applications while the City considered potential updates and amendments to development regulations within the Town Center, including requirements for ground-floor commercial use and for preserving existing commercial square footage. 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.

## *SUSTAINABILITY*

Mercer Island has a proud tradition of accomplishment toward sustainability. One of the earliest efforts was the formation of the Committee to Save the Earth by high school students in the early 1970s. Through the students' fundraising, the construction and opening of the Mercer Island Recycling Center (Center) was realized in 1975. The self-supported Center was well-patronized by Islanders and, during its many years of operation, it prevented millions of pounds of recyclable materials from ending up in the landfill while contributing to the development of a sustainability ethic on Mercer Island.

In 2006, a grassroots effort of Island citizens led the City to modify the vision statement in its Comprehensive Plan to include language embracing general sustainability, and in May 2007 the City Council committed to a sustainability work program as well as a specific climate goal of reducing greenhouse gas (GHG) emissions by 80 percent from 2007 levels by 2050, which was consistent with King County and Washington State targets. Later in 2007, the City Council set an interim emissions reduction goal (often called a "milepost") for City operations of five percent by 2012.

In 2012, the City convened a Sustainability Policy Taskforce, a City/community partnership, to recommend sustainability policies to the City. The City Council adopted its recommendations including dedicated staffing, incorporation of recommendations into City planning documents, development of a Sustainability Plan, and legislative actions to foster sustainability. The City's Sustainability Manager was hired in 2013.

Numerous community groups have contributed to sustainability accomplishments in the ensuing years, and many are still active, such as IslandVision, a nonprofit organization that had encouraged and supported sustainable practices on Mercer Island and helped launch an annual Earth Day fair called Leap for Green. In 2017, Sustainable Mercer Island (SMI) emerged as an umbrella group to help coordinate various initiatives on Island and to advocate for county and state-level climate measures. It has also helped organize and publicize solarize campaigns, youth environmental education, public outreach, advocating for bicycle and pedestrian facilities, and many other activities. Some are doing research, and many are volunteering with national and local organizations working to solve the climate crisis. One volunteer leads

the very successful Green Schools program for the Mercer Island School District, supported by King County Department of Natural Resources and Parks. SMI fosters waste reduction, recycling, and conservation by students and schools. IslandVision, a nonprofit organization, encourages and supports sustainable practices on Mercer Island. It provided to the City, in 2018, a technical analysis of GHG sources on Mercer Island and recommended strategies to reduce GHG emissions.

From 2010 to 2019, with the entire community's sustainability in mind, the City has implemented a wide range of outreach programs, efficiency campaigns, alternative energy initiatives, land-use guidelines, and other natural resource management measures designed to minimize the overall impacts generated by Island residents, for the benefit of future generations. Due to the 20-year horizon envisioned by this Comprehensive Plan, it is especially appropriate to include measures that address the long-term actions needed to reduce greenhouse gas emissions, ideally in collaboration with other local governments. Actions that the City will take in the management of its own facilities and operations are addressed in the Capital Facilities Element of this Plan. In 2018, the City continued to promote and support sustainable development, through the development of green building goals and policies for all residential development.

### *CLIMATE CHANGE*

Climate change has far-reaching and fundamental consequences for our economy, environment, public health, and safety. Cities have a vital role in mitigating and adapting to climate change both individually and by working collaboratively with other local governments. Current science indicates that to avoid the worst impacts of global warming we need to reduce global GHG emissions sharply.

In 2008, the City created a Climate Action Task Force which was charged with developing a climate action plan for the City and community. The resulting plan called for tracking emissions and the formation of a City/community partnership which was called the Green Ribbon Commission. It was tasked with identifying strategies to reduce GHG emissions. Notable outcomes were the successful promotion of Puget Sound Energy's Green Power Program, which generated funds to cover the cost of the solar array the City installed at the Mercer Island Community and Events Center, and the 22 Ways emissions reduction campaign.

Leap for Green Sustainability Fair spearheaded by IslandVision and co-developed with the City is a vital instrument to educate and encourage engagement in sustainability. In addition to food and entertainment, the fair offers activities for kids and adults, demonstrations and displays of environmentally friendly ways of living, sustainability vendors, and more. The fair was not held in 2019 due to budget constraints.

The City has been very active in addressing climate change and has received national recognition for its efforts. In 2013, the City was recognized by the EPA as a Green Power Community of the Year for its very successful Green Power sign-up campaign for residents and for its commitment to local solar power generation. It was awarded Sol Smart Gold Designation from the Department of Energy in January 2018 for meeting stringent and objective criteria targeting removal of obstacles to solar development including streamlined permitting. As of January 2018, there were 184 known solar installations in the City, higher per capita than any other Eastside City. The City offers same-day permitting for most solar installations and most require only an electrical permit. The City has also installed electric vehicle charging stations, banned plastic bags, successfully piloted bike share and ride hailing services, and contracted with PSE for energy from a new windfarm to power 100 percent of City facilities, among many other actions.

The Capital Facilities Element includes a summary of the City's actions to reduce its own carbon footprint.

In 2014, King County and cities formed the innovative King County-Cities Climate Collaboration (K4C) to coordinate and enhance local government climate efforts. Mercer Island was a founding member and remains a very active participant. The K4C has charted opportunities for joint action to reduce GHG emissions and accelerate progress toward a clean and sustainable future. Mercer Island, through K4C, seeks opportunities to partner on outreach to decision-makers and the public, adopt consistent standards and strategies, share solutions, implement pilot projects, and cooperate on seeking funding resources. In 2016, Mercer Island, along with King County and other partners in K4C, was recognized with a national Climate Leadership Award from EPA. In 2019, the City Council passed Resolution 1570, which adopted an updated version of the K4C Joint Climate Commitments.

~~Community GHG emissions have been inventoried and reported to K4C and the public when possible, though 2016 through 2019 data have yet to be entered. The major sources of GHG on Mercer Island have been found to be passenger car travel (estimated at 40 percent of total) and building energy consumption (48 percent residential plus commercial).~~

~~With many good efforts completed and underway, it is necessary to take further action in order to meet GHG reduction targets, both in our households and in our community.~~

~~Beginning in 2018, the City assessed the City's strengths and weaknesses in supporting sustainability using the STAR Communities framework. Information from this assessment, along with the measures discussed above, and others under consideration, will be identified in more detail in a rolling six-year Sustainability Plan, to be adopted in 2019, which will guide the City's internal and external actions while taking into account the interrelated issues of climate change, population change, land use, public infrastructure, transportation choices, natural resources management, equitable services and accessibility, arts and community, public health and safety, human services, and economic development.~~

In 2018 and 2019, the City added goals and policies to the Land Use Element that support climate change planning with Ordinances 18-13 and 19-23. These ordinances established Goals 26 through 29. This included a goal and policies that referenced the STAR Community Framework as a means for assessing the City's sustainability efforts. During the 2024 periodic review, goals and policies referring to the STAR Community Framework were amended to reflect that this framework was absorbed into the U.S. Green Building Council's LEED for Cities program.

In 2023, the City Council adopted a Climate Action Plan. [CC-57] The Climate Action Plan establishes strategies for the City to reduce greenhouse gas emissions and vehicle miles traveled to address climate change. Those strategies are an important step to move the City forward in its response to the changing climate. Where needed, goals and policies were amended or added to this Land Use Element to support the strategies in the Climate Action Plan, including amendments to the policies under goals 26, 27, and 28.

## **II. EXISTING CONDITIONS AND TRENDS**

### **TOWN CENTER**

The Town Center is a 76-acre bowl-shaped area that includes residential, retail, commercial, mixed-use and office-oriented businesses. Historically, convenience businesses — groceries, drugstores, service stations, dry cleaners, and banks — have dominated the commercial land uses; many of them belonging to larger regional or national chains. Retailers and other commercial services are scattered throughout the Town Center and are not concentrated in any particular area. With a diffused development pattern, the Town Center is not conducive to "browsing," making movement around the downtown difficult and inconvenient for pedestrians, physically disadvantaged persons and bicyclists.

Mercer Island's downtown is located only three miles from Seattle and one mile from Bellevue via I-90. I-90 currently provides critical vehicular, bicycle and pedestrian access to the Town Center as well as the rest of the Island. Regional transportation plans anticipate future development of a high capacity transit system in the I-90 corridor. In light of recent and potential future public transportation investments in the I-90 corridor and in keeping with the region's emerging growth philosophy, redevelopment and moderate concentration of future growth into Mercer Island's Town Center represents the wisest and most efficient use of the transportation infrastructure.

As required by the Growth Management Act of 1990, the Land Use Element presents a practical and balanced set of policies that address current and future land use issues. An inventory of existing land uses (Table 1) and a forecast of future development and population trends (Section III.) provide a backdrop for issues and policies. Subsequent sections IV and V address major land use issues and policies for the Town Center and non-Town Center areas.

**Note: Table 1 requires additional information from the Puget Sound Regional Council (PSRC). Staff expect to get this information from PSRC before the updated Land Use Element is adopted. This table will be updated with that information once it is provided.**

**Table 1. Town Center Land Uses & Facts Snapshot (May 2015)**

Total Land Area	76.5 acres
Total Net Land Area (excludes public right-of-way)	61.1 acres
Total Floor Area (includes all uses)	2,385,723 square feet (20% office, 15% retail, and 65% residential)
Total Floor Area - Ratio	0.90
Total Housing Units	1,532
Total Net Residential Density	25 units/acre (Approx. 75 units/acre on sites with residential uses)
Total Employment	3,993 <sup>1</sup>

Notes: This table includes one mixed-use project currently under construction as of May 2015 (i.e., Hadley).

<sup>1</sup>This information is provided by the PSRC and is derived from Census data.

### AREAS OUTSIDE THE TOWN CENTER

Single family residential zoning accounts for 88 percent of the Island's land use. There are 3,534 acres zoned for single family residential development. This compares to 77 acres in the Town Center zones, 19 acres for Commercial Office zone, and 103 acres in multi-family zones (Table 2). City Hall is located in a Commercial Office zone, while other key civic buildings such as the Post Office and the Main Fire Station are located in the Town Center and City Hall. Many of the remaining public buildings, schools, recreational facilities and places of religious worship are located in residential or public zones.

**Table 2. Land Use Zones and Acreage (2014)**

Zone	Acreage
Business - B	2.85
Commercial Office - CO	19.45
Multifamily - MF-2	42.03
Multifamily - MF-2L	7.73
Multifamily - MF-3	53.73
Public Institution - P	284.31
Planned Business - PBZ	13.89
Single Family - R-12	77.44
Single Family - R-15	1277.04
Single Family - R-8.4	779.36
Single Family - R-9.6	1399.98
Town Center - TC	77.16

Note: Figures above include adjacent right-of-way.

~~Approximately 95 percent of all residential land on Mercer Island is currently developed. Over the last 30 years, most public facilities have been re-constructed, or have planned additions, in sufficient quantities to serve current and projected populations. This category includes schools, parks and recreation facilities, streets and arterials, and fire stations. In 2015, the City constructed a new fire station on Southeast 68th Street to increase service capacity for the south end of the island. Northwood Elementary School was constructed in 2016, adding to the Mercer Island School District's capacity. Future re-investments in these facilities will primarily improve the reliability and function of the community's "infrastructure" rather than adding significant new capacity. [Refer to the Capital Facilities Element for a more in-depth discussion of public facilities.]~~

~~Single family residential zones designate a number of different lot sizes and densities including 8,400 square feet, 9,600 square feet, 12,000 square feet and 15,000 square feet. Of the 3,534 acres in these zones, approximately 145 remain unimproved. Most unimproved lots are small parcels and/or are platted building lots within previously developed neighborhoods. Some additional capacity exists in larger lots which can be subdivided. However, during the planning horizon, the City expects an average of roughly six subdivisions a year, the majority of which will be short plats of four or fewer lots. Residential zones in the City are primarily zoned for single-family residential development. There are four minimum lot sizes in single-family zones, ranging from 15,000 square feet, 12,000 square feet, 9,600 square feet, and 8,400 square feet. Existing single-family development is mostly made up of established neighborhoods constructed in the latter-half of the 20<sup>th</sup> Century. Most lots in the single-family zones are already~~

subdivided and few are undeveloped. New development in the single-family zones is typically demolition of an existing home and replacement with a newer home.

The most densely developed neighborhoods are found on the Island's north end. This includes East Seattle and First Hill as well as neighborhoods immediately north and south of the I-90 corridor and areas along the entire length of Island Crest Way.

The least densely populated neighborhoods are ones with the largest minimum lot size and are designated as Zone R-15 (15,000-square-foot minimum lot size). These neighborhoods, generally located along East and West Mercer Way, contain the greatest amount of undeveloped residential land and often contain extremely steep slopes, deep and narrow ravines and small watercourses. Because environmentally sensitive areas often require careful development and engineering techniques, many of these undeveloped lands are difficult and expensive to develop.

Generally, Mercer Island's oldest neighborhoods are situated on a fairly regular street grid with homes built on comparatively small lots 40 to 60 years ago. Interspersed among the older homes are renovated homes and new homes that are often noticeably larger. Newer developments tend to consist of large homes on steeply pitched, irregular lots, with winding narrow private roads and driveways. Many residential areas of Mercer Island are characterized by large mature tree cover. Preservation of this greenery is an important community value.

Most Mercer Island multi-family housing is located in or on the borders of the Town Center. However, two very large complexes straddle I-90 and are adjacent to single family areas. Shorewood Apartments is an older, stable development of 646 apartment units. It was extensively remodeled in 2000. North of Shorewood and across I-90 is the retirement community of Covenant Shores. This development has a total of 237 living units, ranging from independent living to fully assisted living.

There is one Commercial/Office (CO) zone outside the Town Center. It is located along the south side of the I-90 corridor at East Mercer Way and contains several office buildings, including the Mercer Island City Hall. In the summer of 2004, the regulations in the CO zone were amended to add retirement homes as a permitted use with conditions.

For land use and ~~transportation~~ planning purposes, Mercer Island ~~has not been~~ is now designated as an ~~Urban Center~~ High Capacity Transit Community (HCTC) in the Puget Sound Regional Council's Vision 202050 plan. The new destination recognizes Mercer Island's importance as a locality with high-capacity transit service, making it an ideal place to focus new development within walking distance of the high-capacity transit, walkable jobs, and in adherence with HB 1220 affordability and density guidelines. This is due to the excellent access it provides to employment centers, educational institutions, and other opportunities. [CC-42] As such, Mercer Island will ~~not share in the major growth of the region, but will~~ continue to see new employment and residential development, most of which will be concentrated in the Town Center. Employment will continue to grow slowly and will be significantly oriented towards serving the local residential community. Transit service will focus on connecting ~~the~~ Mercer Island to other metropolitan and sub-regional centers via Interstate 90 and the region's high capacity transit system, including Sound Transit's East Link Light Rail.

### III. GROWTH FORECAST

#### RESIDENTIAL AND EMPLOYMENT 20-YEAR GROWTH TARGETS

The King County Countywide Planning Policies (CPPs) establish growth targets for all of the jurisdictions within King County. The CPPs were initially adopted in 1992, and have been amended several times since then. Elected officials from King County, the cities of Seattle and Bellevue, and the Sound Cities Association meet as the Growth Management Planning Council (GMPC). This Council makes recommendations to the County Council, which has the authority to adopt and amend the CPPs. During 2012, the GMPC worked with an inter-jurisdictional team of King County Planning Directors to determine an equitable distribution of the growth targets throughout the County. It was agreed that the City of Mercer Island would plan to accommodate 2,000 new housing units and 1,000 new jobs between 2006 and 2031. GMA requires jurisdictions to plan for 20 years of forecasted growth, so the growth target time horizon was extended out to 2035 (see Table 3). King County amended the CPPs in 2021, updating the growth targets for cities and towns throughout the County. The updated growth targets extended the planning horizon through the year 2044. Table 3 shows the City of Mercer Island’s housing and employment growth targets for 2024 through 2044.

**Table 3. Growth Targets**

<b>Housing Growth Target (in units)</b>	
<del>Original</del> <u>Housing growth target (in dwelling units), 2006—2031</u> <del>2006—2031</del> <u>2024 – 2044</u>	<del>2,000</del> <u>1,239</u>
<del>Adjusted growth target, 2006—2035</del>	<u>2,320</u>
<b>Employment Growth Target (in jobs)</b>	
<del>Original</del> <u>Employment growth target (in jobs), 2006—2031</u> <del>2006—2031</del> <u>2024 – 2044</u>	<del>1,000</del> <u>1,300</u>
<del>Adjusted growth target, 2006—2035</del>	<u>1,160</u>

#### EMPLOYMENT AND COMMERCIAL CAPACITY

According to the Puget Sound Regional Council, as of March 2012 20 there are approximately ~~6,622~~ 7,325 jobs on Mercer Island. The City's development capacity is analyzed in the analysis completed to inform the 2014 King County Buildable Lands Report 2021 Urban Growth Capacity Report. That report shows that Mercer Island has the capacity for a total of 2,373 new jobs; well in excess of the 1,160 sufficient development capacity to accommodate the 2044 employment and housing growth targets for which Mercer Island must have sufficient zoned land to accommodate.

Table 4 summarizes employment capacity findings from the 2021 Urban Growth Capacity Report. The 2021 Urban Growth Capacity Report provides capacity for zones grouped by the type of land use. These categories are commercial and mixed-use. Mixed-use zones are those that allow both commercial and residential development. The City of Mercer Island does not have any zoned industrial lands. [CC-57]



**Table 4. Employment Capacity 2018 – 2035.**

<u>Land Use</u>	<u>Vacant / Redevelopable</u>	<u>Floor Area Capacity</u>	<u>Square Feet per Job</u>	<u>Job Capacity</u>
<u>Commercial</u>	<u>Vacant</u>	<u>10,000</u>	<u>200</u>	<u>52</u>
	<u>Redevelopable</u>	<u>50,000</u>	<u>200</u>	<u>242</u>
<u>Mixed Use</u>	<u>Vacant</u>	<u>20,000</u>	<u>200</u>	<u>119</u>
	<u>Redevelopable</u>	<u>100,000</u>	<u>200</u>	<u>479</u>
<u>Total</u>	<u>Vacant</u>	<u>30,000</u>	<u>200</u>	<u>171</u>
	<u>Redevelopable</u>	<u>150,000</u>	<u>200</u>	<u>721</u>
	<u>Jobs in Pipeline</u>	<u>-</u>	<u>-</u>	<u>70</u>
	<u>Totals</u>	<u>180,000</u>	<u>200</u>	<u>962</u>

Source: King County 2021 Urban Growth Capacity Report.

Note: The 2021 Urban Growth Capacity Report evaluates employment capacity for 2018 through 2035. If the study period were extended through 2044, there is sufficient capacity to accommodate the 1,300-job growth target.

### RESIDENTIAL GROWTH

The Comprehensive Plan contains three types of housing figures: a capacity estimate, a growth target, and a housing and population forecast. Each of these housing numbers serves a different purpose.

#### Housing Capacity.

As required in a 1997 amendment to the Growth Management Act (RCW 36.70A.215), recent growth and land capacity in King County and associated cities have been reported in the 2014 King County Buildable Lands Report 2021 Urban Growth Capacity Report.

The capacity estimate identifies the number of new units that could be accommodated on vacant and redevelopable land given existing development and under current zoning. The capacity estimate is not a prediction of what will happen, merely an estimate of how many new units the Island could accommodate based on our current zoning code, the number and size of vacant properties, and some standard assumptions about the redevelopment potential of other properties that could accommodate additional development.

~~According to the 2014 Buildable Lands Report, the City of Mercer Island has the capacity for 2,004 additional housing units on properties designated for residential uses through new development on vacant lands and/or through redevelopment of underutilized lands. Based on zoning and redevelopment assumptions done in 2012 for the Buildable Lands Report, about 614 new housing units could be accommodated in single family zones, 143 new housing units could be accommodated in multifamily zones and 1,247 units could be accommodated in the Town Center.~~

~~Redevelopable land in the Town Center was determined based on an analysis of those parcels which currently have an improvement to land value ratio of .5 or less and are not in public or utility ownership. Additionally, townhomes and condominium properties were not considered redevelopable, and only those properties allowing two and one-half residential units or more are included in the analysis. Future assumed densities for this preliminary figure were based on the density of recently permitted projects (2/3 mixed-use, 1/3 commercial only). This methodology used in the 2014 Buildable Land Analysis is a similar methodology used in the 2007 Buildable Lands Report.~~

According to the 2021 Urban Growth Capacity Report, the City of Mercer Island has development capacity to accommodate 1,429 new housing units. Most of the housing development capacity is in medium-high- and high-density residential zones, including Town Center. Table 5 summarizes residential capacity findings from the 2021 Urban Growth Capacity Report. The 2021 Urban Growth Capacity Report provides residential capacity in five categories based on assumed density: very low density (2.6 – 3.3 dwellings per acre), low density (4.6 – 6.1 dwellings per acre), medium-low density (2.6 – 3.3 dwellings per acre), medium-high density (22.7 dwellings per acre), and high density (100.6 – 167 dwellings per acre). The assumed densities are based on the achieved density in each zone.

**Table 5. Residential Development Capacity.**

<u>Assumed Density Level</u>	<u>Vacant / Redevelopable</u>	<u>Assumed Densities (low/high units per acre) [CC-59]</u>	<u>Net Developable Acres</u>	<u>Capacity in housing units</u>
<u>Very Low Density</u>	<u>Vacant</u>	<u>2.6/3.3</u>	<u>32.05</u>	<u>85</u>
	<u>Redevelopable</u>	<u>2.6/3.3</u>	<u>85.97</u>	<u>35</u>
	<u>Subtotal</u>	<u>N/A</u>	<u>118.02</u>	<u>120</u>
<u>Low Density</u>	<u>Vacant</u>	<u>4.6/6.1</u>	<u>21.12</u>	<u>98</u>
	<u>Redevelopable</u>	<u>4.6/6.1</u>	<u>107.54</u>	<u>138</u>
	<u>Subtotal</u>	<u>N/A</u>	<u>128.65</u>	<u>235</u>
<u>Medium Low Density</u>	<u>Vacant</u>	<u>22.7</u>	<u>0.45</u>	<u>10</u>
	<u>Redevelopable</u>	<u>22.7</u>	<u>1.13</u>	<u>0</u>
	<u>Subtotal</u>	<u>N/A</u>	<u>1.58</u>	<u>10</u>
<u>Medium High Density</u>	<u>Vacant</u>	<u>26</u>	<u>0</u>	<u>0</u>
	<u>Redevelopable</u>	<u>26</u>	<u>43.7</u>	<u>535</u>
	<u>Subtotal</u>	<u>N/A</u>	<u>43.7</u>	<u>535</u>
<u>High Density</u>	<u>Vacant</u>	<u>100.6/167</u>	<u>0.54</u>	<u>91</u>
	<u>Redevelopable</u>	<u>100.6/167</u>	<u>23.47</u>	<u>437</u>
	<u>Subtotal</u>	<u>N/A</u>	<u>24.01</u>	<u>528</u>
<u>All Zones</u>	<u>Vacant</u>	<u>N/A</u>	<u>54.16</u>	<u>284</u>
	<u>Redevelopable</u>	<u>N/A</u>	<u>261.81</u>	<u>1,145</u>
	<u>Total</u>	<u>N/A</u>	<u>315.97</u>	<u>1,429</u>

Source: King County 2021 Urban Growth Capacity Report.

**Housing Targets.**

As mentioned above, the City has a King County Growth Management Planning Council (GMPC) 203544 housing target of 2,3201,239 new housing units. The housing target represents the number of units that the City is required to plan for under the Growth Management Act. The housing target is not necessarily the number of units that will be built on Mercer Island over the next two decades. Market forces, including regional job growth, interest rates, land costs, and other factors will have a major influence on the number of actual units created.

## Housing and Population Forecast.

**Note: The housing and population forecast section requires additional information from the Puget Sound Regional Council (PSRC). Staff expect to get this information from PSRC before the updated Land Use Element is adopted. This section will be updated with that information once it is provided.**

The third type of housing figure contained in the Comprehensive Plan is a local housing forecast. Table 4 contains a housing unit and population forecast for 2010 through 2030 conducted by the Puget Sound Regional Council (PSRC), using a parcel-based land use model called UrbanSim, based on existing zoning and land use designations.

PSRC anticipates an increase in housing units at an average annual growth rate of approximately 0.25 percent between 2010 and 2040. This represents an increase of approximately 453 housing units and 1,495 people over 30 years.

The Housing Unit and Population forecasts are informed estimates based on several factors such as growth trends for new single family and accessory dwelling units over the last several years, Puget Sound Regional Council forecasts of future household size, transportation systems and demand modeling, and real estate market fluctuations.

~~Given the uncertainty of future market forces, periodic reviews of housing and population forecasts should be made to evaluate the future growth assumptions. Adjustments to this forecast will also be necessary if the projections on household size and population growth vary significantly from those forecasted. Planning staff predict that PSRC's multifamily unit growth estimates for the period through 2030 are likely to be surpassed as early as 2020. This prediction is based on the established pattern of larger, mixed use developments adding 100–200 units at a time to the City's multifamily housing supply and projects that are now in the development pipeline. The City will continue to monitor housing unit, population growth and market trends, and adjust land use, transportation, and capital facilities planning as necessary prior to the next major Comprehensive Plan update in 2023.~~

## Housing Density.

**Note: The housing density section requires additional information from the Puget Sound Regional Council (PSRC). Staff expect to get this information from PSRC before the updated Land Use Element is adopted. This section will be updated with that information once it is provided.**

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.

**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.

**IV. LAND USE ISSUES**

**TOWN CENTER**

- (1) Town Center is an area in the City where most new development will be focused in the coming years. The Town Center area includes land designated-zoned for commercial retail, service, mixed, and office uses is much larger than the local population can support. This has contributed to a historical pattern of relatively low private investment in downtown properties. The Town Center is the largest mixed-use zone in the City and an important economic hub. Consequently, Older commercial development in the Town Center consists of many one story strip centers, surrounded by vast parking lots (FAR of only 0.23); a typical suburban sprawl-like development. The Town Center subarea plan adopted in 1993 establishes the planning framework for Town Center to redevelop with a mix of residential and commercial development. Mixed-use development is replacing existing commercial development as the Town Center redevelops. This has led to an increase in the number of residential dwellings in this area concurrent with changes to the type of commercial development in the zone. There is concern that redevelopment will displace existing businesses or reduce the total commercial square footage available for new and expanding businesses in Town Center. In 2022 the City adopted new regulations to limit the loss of commercial space as the area redevelops. As these regulations influence the built environment in Town Center, the City will need to monitor their influence on the availability and affordability of commercial space.
- (2) In 1994, the City made significant street improvements in the Town Center, which have resulted in a more pedestrian-friendly environment. However, more needs to be done on the private development side to design buildings with attractive streetscapes so that people will have more incentive to park their car and walk between shopping areas.
- (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.

### *OUTSIDE THE TOWN CENTER*

- (1) The community needs to accommodate two important planning values — maintaining the existing single family residential character of the Island, while at the same time planning for population and housing growth.
- (2) Accessory ~~housing~~dwelling units are allowed by City zoning regulations, and offer a way to add housing capacity to single family residential zones without disrupting the character as much as other types of higher-density residential development.
- (3) Commercial Office and PBZ zones must serve the needs of the local population while remaining compatible with the overall residential character of the community.
- (4) Ongoing protection of environmentally sensitive areas including steep slopes, ravines, watercourses, and shorelines is an integral element of the community's residential character.
- (5) View protection is important and must be balanced with the desire to protect the mature tree growth.
- (6) Within the bounds of limited public resources, open space and park land must be preserved to enhance the community's extraordinary quality of life and recreation opportunities.
- (7) There is a lack of pedestrian and transit connections between the Town Center, the Park and Ride, and Luther Burbank Park.

### **V. LAND USE POLICIES**

#### *TOWN CENTER*

Town Center Vision	
Mercer Island Town Center Should Be ...	
1.	THE HEART of Mercer Island and embody a small town character, where residents want to shop, eat, play and relax together.
2.	ACCESSIBLE to people of all ages and abilities.
3.	CONVENIENT to enter, explore and leave with a variety of transportation modes.
4.	WELL DESIGNED with public spaces that offer attractive settings for entertainment, relaxation and recreation.
5.	DIVERSE with a range of uses, building types and styles that acknowledge both the history and future of the Island.
6.	LOCAL providing businesses and services that meet every day needs on the Island.
7.	HOME to a variety of housing options for families, singles and seniors.

**GOAL 1:**

Create a mixed-use Town Center with pedestrian scale and connections.

- 1.1 A walkable mixed-use core should be located adjacent to a regional transit facility and be of sufficient size and intensity to create a focus for Mercer Island.

### Land Use and Development

#### GOAL 2:

Create a policy and regulatory structure that will result in a diversity of uses that meets Islanders' daily needs and helps create a vibrant, healthy Town Center serving as the City's business, social, cultural and entertainment center.

- 2.1 Use a variety of creative approaches to organize various land uses, building types and heights in different portions of the Town Center.
- ~~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.~~
- 2.2 Establish a minimum commercial square footage in Town Center to preserve the quantity of commercial space in recent developments as new development occurs, with a specific focus on maintaining the current number of large grocery stores to ensure adequate access to food for residents. [Substantive CC-43]

#### GOAL 3:

Have a mixture of building types, styles and ages that reflects the evolution of the Town Center over time, with human-scaled buildings, varied height, setbacks and step-backs and attractive facades.

- 3.1 Buildings taller than two stories may be permitted if appropriate public amenities and enhanced design features are provided.
- 3.2 Locate taller buildings on the north end of the Town Center and step down building height through the center to lower heights on the south end, bordering Mercerdale Park.
- 3.3 Calculate building height on sloping sites by measuring height on the lowest side of the building.
- 3.4 Mitigate the "canyon" effect of straight building facades along streets through use of upper floor step-backs, façade articulation, and similar techniques.
- 3.5 Buildings on larger parcels or with longer frontage should provide more variation of the building face, to allow for more light and create the appearance of a smaller scale, more organic, village-like development pattern. Building mass and long frontages resulting from a single user should be broken up by techniques such as creating a series of smaller buildings (like Island Square), providing public pedestrian connections within and through a parcel, and use of different but consistent architectural styles to create smaller building patterns.

- 3.6 Building facades should provide visual interest to pedestrians. Street level windows, ~~minimum~~ reasonable [CC-65] building set-backs, on-street entrances, landscaping, and articulated walls should be encouraged.

**GOAL 4:**

Create an active, pedestrian-friendly, bicycle-friendly, [CC-66] and accessible retail core.

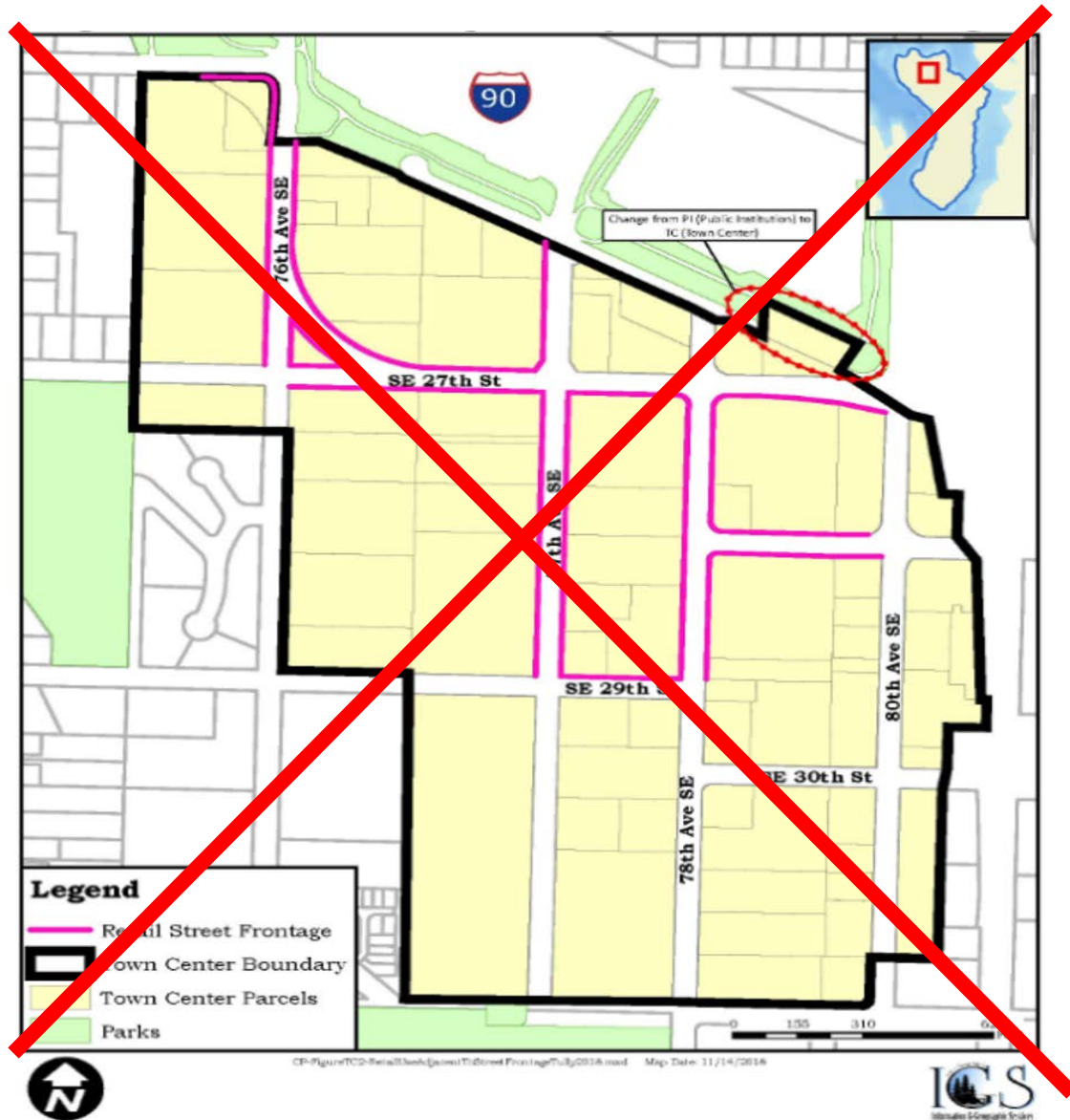
- 4.1 Street-level retail, office, and service uses should reinforce the pedestrian-oriented circulation system.
- 4.2 Retail street frontages (Figure TC-1) [CC-9] should be the area where the majority of retail activity is focused. Retail shops and restaurants should be the dominant use, with personal services also encouraged to a more limited extent.

**GOAL 5:**

~~Encourage~~ Allow a variety of housing forms for all life stages, including townhomes, apartments and live-work units attractive to families, singles, and seniors at a range of price points.

- 5.1 Land uses and architectural standards should provide for the development of a variety of housing types, sizes and styles.
- 5.2 ~~Encourage~~ Allow development of low-rise multi-family housing in the TCMF subareas of the Town Center.
- 5.3 ~~Encourage~~ Allow the development of affordable housing within the Town Center.
- 5.4 ~~Encourage~~ Allow the development of accessible and visitable housing within the Town Center.
- 5.5 ~~Encourage~~ Allow options for ownership housing within the Town Center. [CC-44]

**Figure TC 1. Retail Use Adjacent to Street Frontages**



**Circulation and Parking**

**GOAL 6:**

Be convenient and accessible to people of all ages and abilities, including pedestrians, bicyclists, transit users and motorists.

**GOAL 7:**

Town Center streets should be viewed as multiple-use facilities, providing for the following needs:

- Access to local businesses and residences.
- Access for emergency vehicles.



- Routes for through traffic.
  - Transit routes and stops.
  - On-street parking.
  - Pedestrian and bicycle travel.
  - Sidewalk activities, including limited advertising and merchandising and restaurant seating.
  - Occasional special events and outdoor entertainment.
- 7.1 All Town Center streets should provide for safe and convenient multi-modal access to existing and future development in the Town Center.
- 7.2 Design streets using universal design principles to allow older adults and individuals with disabilities to "stroll or roll," and cross streets safely.
- 7.3 78th Avenue SE and SE 27<sup>th</sup> Street should be the primary pedestrian corridors in the Town Center, with ample sidewalks, landscaping and amenities. [Substantive CC-60]
- 7.4 77th Avenue SE should serve as the primary bicycle corridor connecting the regional bicycle network along I-90 and the planned light rail station with Mercerdale Park and the rest of the Island south of the Town Center.

**GOAL 8:**

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

- 8.1 Provide convenient opportunities to walk throughout Town Center.
- 8.2 Create safe pedestrian routes that break-up larger City blocks.

**GOAL 9:**

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.~~ Parking should be convenient and safe. [Substantive CC-67]
- 9.2 Encourage improved access to transit, bicycle, pedestrian and shared parking facilities to reduce trip generation and provide transportation alternatives, particularly for secondary trips once users reach the Town Center.
- 9.3 Consider a range of regulatory and incentive approaches that can increase the supply of public parking in conjunction with development proposals.
- 9.4 On and off-street parking should be well-lit, convenient and well-signed so that drivers can easily find and use parking.

- 9.5 ~~Develop long-range plans for the development of additional~~ to meet the commuter parking to serve needs of Mercer Island residents. [CC-68]
- 9.6 Prioritize parking for Mercer Island residents and business customers within the Town Center. [CC-69]

**GOAL 10:**

Prioritize ~~Town Center~~ transportation investments that promote multi-modal access to regional transit facilities. [Substantive CC-70]

**GOAL 11:**

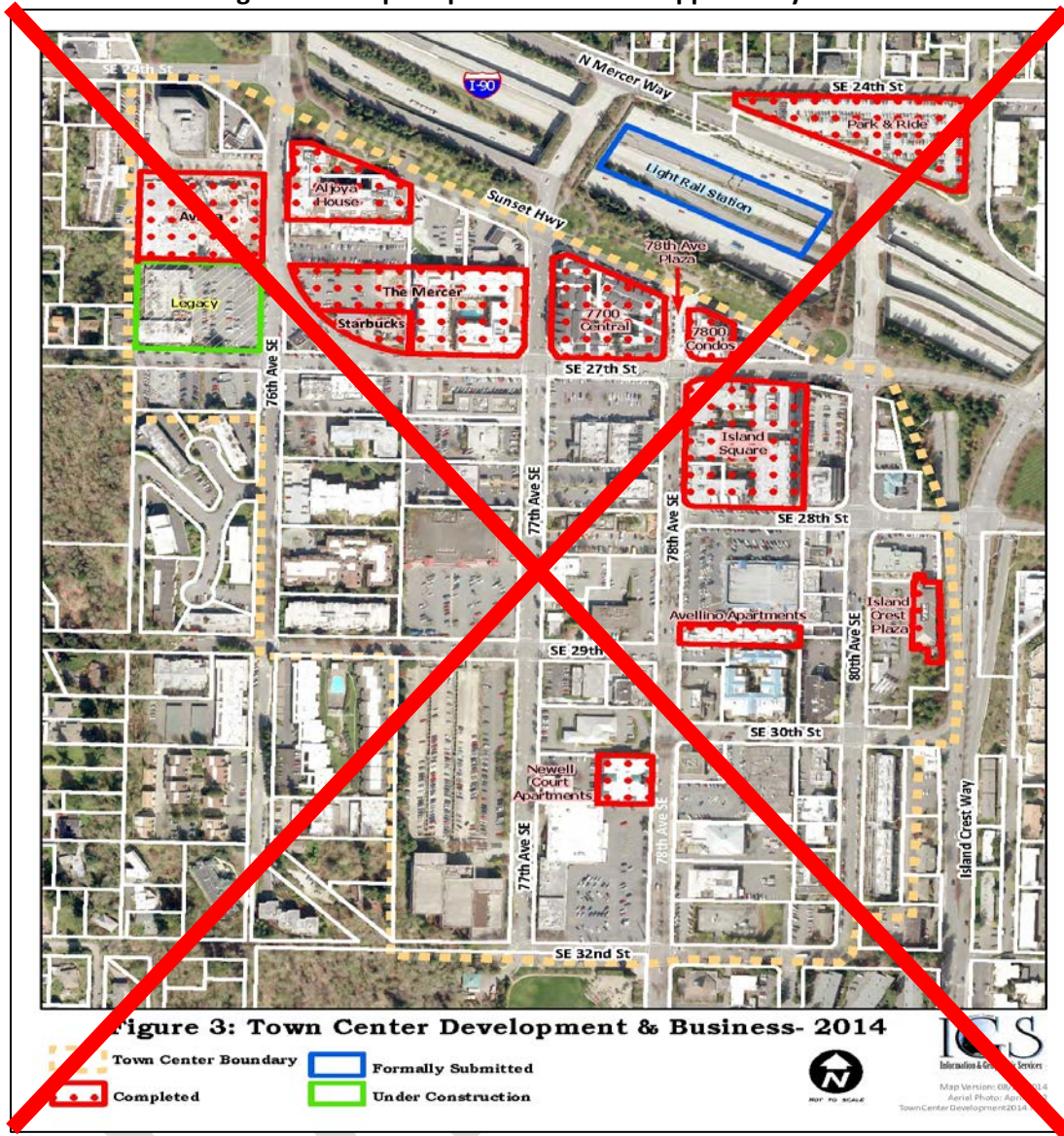
Promote the development of pedestrian linkages between public and private development and transit in and adjacent to the Town Center.

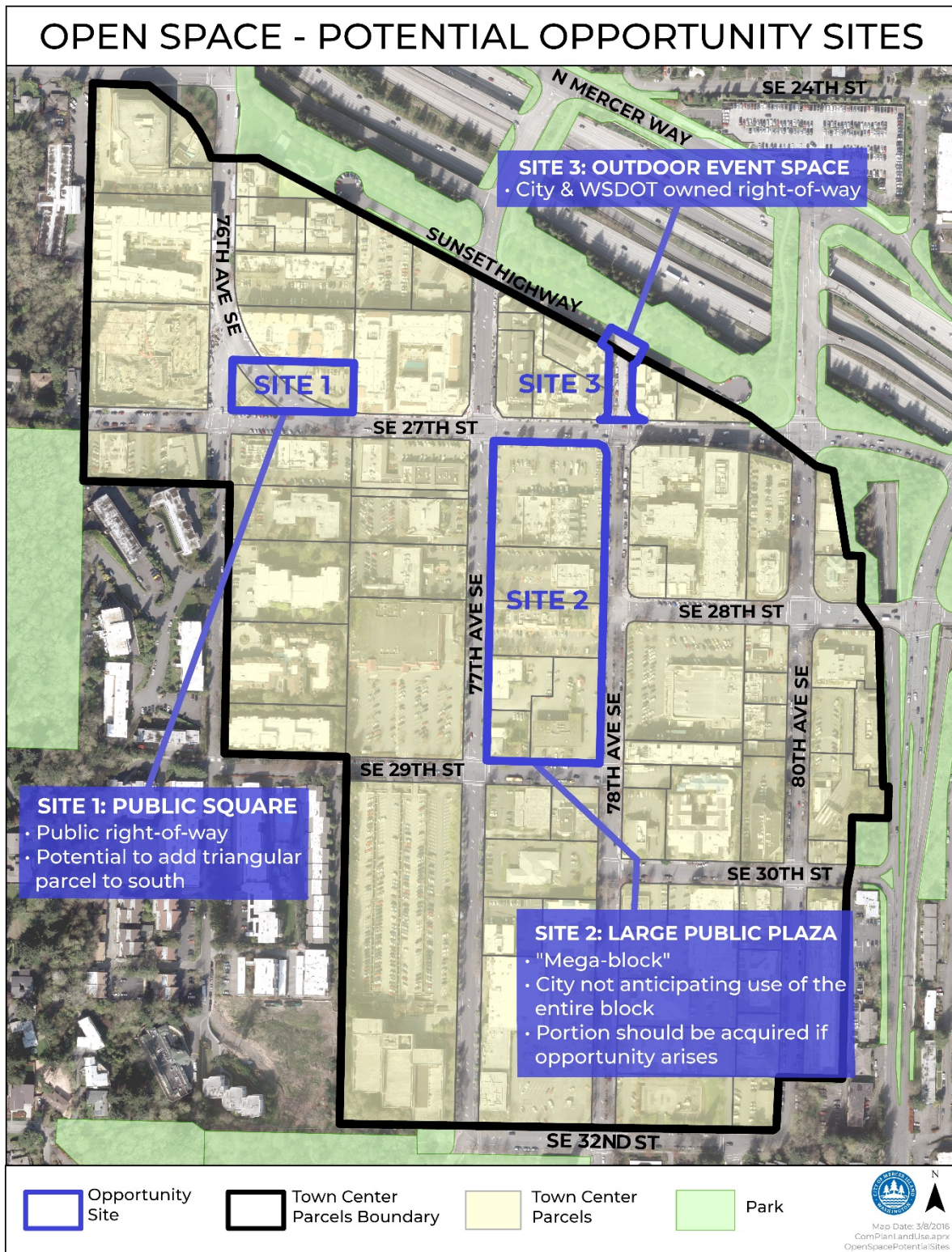
**Public Realm****GOAL 12:**

Have inviting, accessible outdoor spaces with seating, greenery, water features, and art that offer settings for outdoor entertainment and special events as well as for quiet contemplation.

- 12.1 Outdoor public spaces of various sizes in Town Center are important and should be encouraged.
- 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 fee in lieu~~ [CC-45] 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.
- 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.

Figure TC-2. Open Space — Potential Opportunity Sites





## ~~Sustainability~~ Green Building

### **GOAL 13:**

Town Center buildings should meet a high standard of energy efficiency and sustainable construction practices as well as exhibiting other innovative green features, above and beyond what is required by the existing Construction Code.

## **Economic Development**

### **GOAL 14:**

Support the further economic development of Mercer Island, particularly in the Town Center.

- ~~14.1 Develop~~ Establish economic development policies in an Economic Development Plan Element, engaging internal and external resources as appropriate.
- ~~14.2 Establish the Town Center as an active and attractive commercial node, including the use of gateways, wayfinding and signage, and links to transit.~~
- ~~14.3~~ Maintain a diversity of downtown land uses.
- ~~14.4~~ 14.43 Support economic growth that accommodates Mercer Island's share of the regional employment growth target of 1,2281,300 new jobs from 200624—203540, by maintaining adequate zoning capacity, infrastructure, and supportive economic development policies.
- ~~14.5 Investigate formation of a business improvement area (BIA), or other mechanism authorized by state law, to help promote Island businesses, to support Town Center activities, and to finance improvements and amenities.~~
- ~~14.6~~ Identify a staff person who will help coordinate economic development activities.
- ~~14.7~~ Support public and private investment in existing properties, infrastructure, and marketing to help maintain longstanding businesses and attract new ones.
- ~~14.8~~ 14.84 Create a healthy and safe economic environment where Town Center businesses can serve the needs of Mercer Island residents as well as draw upon broader retail and commercial market areas.
- ~~14.9 Proactively and persistently engage residents, community organizations, and businesses in a collaborative effort to establish a strategy for Mercer Island economic development.~~

## *OUTSIDE THE TOWN CENTER*

### **GOAL 15:**

Mercer Island should remain principally a low ~~to moderate~~ density, single family residential community. [Substantive CC-12]

- 15.1 ~~Existing land use policies, which strongly support the preservation of~~ Preserve the neighborhood character existing conditions in the single family residential zones, will continue to apply. Changes to the zoning code or development standards will be accomplished through code amendments. For the purpose of implementing this element neighborhood character only refers to the form, bulk, scale, and intensity of the built environment. [AC-9]
- 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.
- 15.3 ~~Multi-family areas will continue to be low rise apartments and condos and duplex/triplex designs, and with the addition of the Commercial/Office (CO) zone, will be confined to those areas already designated to allow multi-family. Encourage multifamily and mixed-use housing within the existing boundaries of the Town Center, and multifamily, and Commercial Office zones to accommodate moderate- to extremely low-income households.~~ [Substantive CC-14]
- 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.
- 15.45 ~~As a primarily single family residential community with a high percentage of developed land, the community cannot provide for all types of land uses. Certain activities will be considered incompatible with present uses. Incompatible uses include~~ Discourage incompatible land uses including but not limited to [CC-15] ~~landfills, correctional facilities, zoos and airports in existing zones. Encourage~~ Compatible permitted ~~uses such as education, recreation, open spaces, government social services and religious activities will be encouraged.~~
- 15.56 ~~Manage impacts that could result from new development in residential zones by establishing standards to:~~
- 15.56.A Regulate on- and off-street parking;
- 15.56.B Encourage the retention of landscaped areas and the retention and planting of trees;
- 15.56.C Establish incentives and anti-displacement measures consistent with the Housing Element; and

15.56.D Control new development to be compatible in scale, form, and character with existing surrounding neighborhoods.

### GOAL 16:

Achieve additional residential capacity in ~~single family~~ residential zones through flexible land use techniques and land use entitlement regulations.

- 16.1 ~~Use existing housing stock to address changing population needs and aging in place. Accessory housing units and shared housing opportunities should be considered in order to provide accessible and affordable housing, relieve tax burdens, and maintain existing, stable neighborhoods. Encourage using existing homes to meet changing population needs and help people age in place. Consider allowing accessory dwelling units (ADUs) and share housing. These options can provide affordable and accessible housing, reduce tax burdens, and keep neighborhoods stable.~~ [CC-48]
- 16.2 Through zoning and land use regulations provide adequate development capacity to accommodate Mercer Island's projected share of the King County population growth over the next 20 years.
- 16.3 Promote a range of housing opportunities to meet the needs of people who work and desire to live in Mercer Island.
- 16.4 Promote accessory dwelling units in all single family districts/zones where single-family homes are allowed subject to specific development and owner occupancy standards. [AC-4]
- 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.
- 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. Explore flexible residential development regulations and incentives to the countywide 4:1 program, homes meeting Universal Design standards for accessibility, and sustainable development achieving passive house efficiency standards.~~ [Substantive CC-49]
- ~~16.7 Ensure development regulations allow the improvement of existing homes and do not create incentives to remove or replace existing homes.~~
- ~~16.8 Evaluate locally adopted building and fire code regulations within existing discretion to encourage the preservation of existing homes.~~
- 16.7 Encourage the preservation and maintenance of naturally occurring affordable housing. [Substantive CC-50]

**GOAL 17:**

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

- 17.1 The Planned Business Zone uses on the south end of Mercer Island are compatible with the surrounding single family zone needs. All activities in the PBZ are subject to design review. Supplemental design guidelines have been adopted.
- 17.2 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 ~~CO~~Commercial 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 tThrough 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. [Substantive CC-51]~~
- ~~17.4 Social and recreation clubs, schools, and religious institutions are predominantly located in single family residential areas of the Island. Development regulation should reflect the desire to retain viable and healthy social, recreational, educational, and religious organizations as community assets which are essential for the mental, physical and spiritual health of Mercer Island.~~

**NATURAL ENVIRONMENT POLICIES****GOAL 18:**

The protection of the natural environment will continue to be a priority in all Island development. Protection of the environment and private property rights will be consistent with all state and federal laws.

- 18.1 The City of Mercer Island shall protect environmentally sensitive lands such as watercourses, geologic hazard areas, steep slopes, shorelines, wildlife habitat conservation areas, and wetlands. Such protection should continue through the implementation and enforcement of critical areas and shoreline regulations.
- 18.2 Land use actions, storm water regulations and basin planning should reflect intent to maintain and improve the ecological health of watercourses and Lake Washington water quality.
- 18.3 New development should be designed to avoid increasing risks to people and property associated with natural hazards.



- 18.4 The ecological functions of watercourses, wetlands, and habitat conservation areas should be maintained and protected from the potential impacts associated with development.
- 18.5 The City shall utilize best available science during the development and implementation of critical areas regulations. Regulations will be updated periodically to incorporate new information and, ~~at a minimum, every eight years~~ as required by the Growth Management Act.
- 18.6 Encourage low impact development approaches for managing stormwater and protecting water quality and habitat.
- 18.7 Services and programs provided by the City with regards to land use should encourage residents to minimize their own personal carbon footprint, especially with respect to energy consumption and waste reduction.
- 18.8 The City's development regulations should encourage long term sustainable stewardship of the natural environment. Examples include preservation and enhancement of native vegetation, tree retention, and rain gardens.
- 18.9 Outreach campaigns and educational initiatives should inform residents of the collective impact of their actions on local, county, and state greenhouse gas emissions reduction goals.
- 18.10 The Stormwater Management Program Plan is hereby adopted by reference.
- 18.11 Ensure all residents of Mercer Island have a clean and healthy environment, regardless of race, social, or economic status. [CC-16]
- ~~18.12 — Reduce impacts to Mercer Island residents and areas that have been disproportionately affected by noise, air, pollution, or other environmental impacts. [Substantive Alt. strike Policy 18.12, CC-52]~~
- 18.13 Establish development standards to reduce the risk to life and property posed by wildfires through community wildfire preparedness and fire adaptation measures. This should include measures to separate human development from wildfire prone landscapes and protect existing residential development and infrastructure. [AC-5]

#### GOAL 19:

Protect and enhance habitat for native plants and animals for their intrinsic value and for the benefit of human health and aesthetics. Regulatory, educational, incentive-based, programmatic, and other methods should be used to achieve this goal, as appropriate.

- 19.1 Designate bald eagles as a Species of Local Concern for protection under the Growth Management Act. Identify additional Species and Priority Habitats of Local Concern referencing best available science and the Washington Department of Fish and Wildlife Priority Habitats and Species List. Determine how best to protect these species and habitats.

- 19.2 Encourage the inventorying of native plants and animals on Mercer Island and the habitats that support them. As part of this effort, identify pollinators and the native plants they depend upon.
- 19.3 Evaluate and enhance the quality of habitat to support the sustenance of native plants and animals with the appropriate balance of ground, mid-level, and tree canopy that provides cover, forage, nectar, nest sites, and other essential needs. In addition to parks and open spaces, preserve and enhance habitat in conjunction with residential, institutional, and commercial development and in road rights-of-way.
- 19.4 Critical areas and associated buffers should consist of mostly native vegetation.
- 19.5 Plants listed on the King County Noxious Weed and Weeds of Concern lists should be removed as part of new development and should not be planted during the landscaping of new development. Efforts should be made to reduce or eliminate, over time, the use of these plants in existing public and private landscapes and in road rights-of-way. New plantings in road rights-of-way should be native plants selected to benefit wildlife and community environmental values.
- 19.6 Important wildlife habitats including forest, watercourses, wetlands, and shorelines should be connected via natural areas including walking paths along forested road rights-of-way.
- 19.7 View preservation actions should be balanced with the efforts to preserve the community's natural vegetation and tree cover. [Relocated Policy 20.3]
- 19.78 Community tree canopy goals should be adopted and implemented to protect human health and the natural environment and to promote aesthetics. Encourage the conversion of grass to forest and native vegetation. Promote the preservation of snags (dead trees) for forage and nesting by wildlife.
- 19.89 Consider a community effort to establish new wetlands in recognition of the historical loss of wetlands.
- 19.910 When considering the purchase of land to add to community open space, prioritize the purchase and preservation of wetlands and stream headwaters, and areas which will enhance open space networks.
- 19.11 Support the conservation of on private property on Mercer Island through the use of conservation tools and programs including, but not limited to, the King County Public Benefit Rating System and Transfer of Development Rights programs.
- 19.102 Promote the use of soft shoreline techniques and limitations on night lighting to provide shallow-water rearing and refuge habitat for out-migrating and lake-rearing endangered Chinook salmon. Encourage the removal of bulkheads and otherwise hardened shorelines, overwater structures, and night lighting, especially south of I-90 where juvenile Chinook are known to congregate.

- 19.113 Promote the reduction of nonpoint pollution that contributes to the mortality of salmon, other wildlife, and vegetation. This pollution consists of pesticides, chemical fertilizers, herbicides, heavy metals, bacteria, motor oils, and other pollutants and is primarily conveyed to surface water features by stormwater runoff.
- 19.124 Promote the preservation of organic matter in planting beds and landscapes including leaves, grass clippings, and small woody debris. Encourage the import of organic material to landscapes including wood chips and finished compost to reduce water and fertilizer use and to promote food production for wildlife.
- 19.135 Promote awareness and implementation of the American Bird Conservancy's bird-friendly building design guidelines which prevent bird mortality caused by collisions with structures.
- 19.146 Promote awareness and implementation of the International Dark-Sky Association's methods to reduce the excess lighting of the night sky that negatively affects wildlife, particularly birds. Consider seeking certification as an International Dark-Sky Community.
- 19.157 Consider participation in the National Wildlife Federation's Community Wildlife Habitat Program. Encourage community members to seek certification of their homes as Certified Wildlife Habitat and consider seeking certification of Mercer Island as a Wildlife-Friendly Community.
- 19.168 Promote the establishment of bird nest boxes in parks and on private property for species that would benefit. Remind pet owners of the very significant bird mortality related to cats and to keep them indoors.
- 19.179 Promote wildlife watering.

### PARKS AND OPEN SPACE POLICIES

[NOTE: Parks and Open Space Policies from the Land Use Element are proposed to be moved to other goals or struck because the topics are address in the Parks, Recreation, and Open Space Plan]

#### **GOAL 20:-**

~~Continue to maintain the Island's unique quality of life through open space preservation, park and trail development and well-designed public facilities.~~

- ~~20.1 More specific policy direction for parks and open space shall be identified in the Parks and Recreation Plan and the Pedestrian and Bicycle Facility Plan. These plans shall be updated periodically to reflect changing needs in the community.~~
- ~~20.2 Acquisition, maintenance and access to public areas, preserved as natural open spaces or developed for recreational purposes, will continue to be an essential element for maintaining the community's character.~~
- ~~20.3 View preservation actions should be balanced with the efforts to preserve the community's natural vegetation and tree cover.~~

- ~~20.4 Future land use decisions should encourage the retention of private club recreational facilities as important community assets.~~
- ~~20.5 Provide recreation and leisure time programs and facilities that afford equal opportunities for use by all Mercer Island residents while considering the needs of non-Mercer Island residents.~~
- ~~20.6 Provide a system of attractive, safe, and functional parks, and park facilities.~~
- ~~20.7 Preserve natural and developed open space environments and trails for the benefit of all existing and future generations.~~
- ~~20.8 Provide a broad representation of public art through cooperation with the Mercer Island Arts Council.~~
- ~~20.9 Funding for existing facilities should be a top priority and should be provided at a level necessary to sustain and enhance parks, trails and open space consistent with the Parks and Recreation Plan, the Trails Plan and the Capital Facilities Element.~~
- ~~20.10 Promptly investigate open space acquisition opportunities as they become available.~~
- ~~20.11 Pursue state and federal grant funding for parks and open space improvements.~~
- ~~20.12 Pursue a trail lease agreement from the Washington State Department of Transportation to allow for the development of an I-90 Connector Trail to establish a pedestrian connection between Luther Burbank and Town Center.~~
- ~~20.13 Support the conservation of private property on Mercer Island through the use of conservation tools and programs including, but not limited to, the King County Public Benefit Rating System and Transfer of Development Right programs.~~

## *GREEN BUILDING*

### **GOAL 21:**

Promote the use of green building methods, design standards, and materials, for residential development, to reduce impacts on the built and natural environment and to improve the quality of life. Green building should result in demonstrable benefits, through the use of programs such as, but not limited to, Built Green, LEED, the Living Building Challenge, Passive House, Salmon Safe, or similar regional and recognized green building programs.

- 21.1 Eliminate regulatory and administrative barriers, where feasible, to residential green building.
- 21.2 Develop a green building program that creates incentives for residential development and construction to incorporate green building techniques.

- 21.3 ~~Evaluate requiring the use of~~ Consider expanding requirements for green building techniques for new construction and certification to additional zones and/or development of subdivisions as a component of a green building program.
- 21.4 Educate and provide technical resources to the citizens and building community on Mercer Island regarding green building as a component of sustainable development.
- 21.5 ~~Conduct annual tracking of new, or significantly remodeled, structures verified under various green building programs on Mercer Island and incorporate statistics into the City's sustainability tracking system and performance measures.~~

## *DISASTER PLANNING AND RECOVERY*

### **GOAL 22:**

Maintain and enhance current community emergency preparedness and planning efforts, and provide for long-term recovery and renewal.

- 22.1 Periodically review and update the City's emergency management plans. Adopt the following emergency management related plans and their successors by reference:
- Comprehensive Emergency; Management Plan;
  - Hazard Mitigation Plan;
  - Continuity of Operations Plan
  - Pandemic Plan;
  - Terrorism Response Plan and Threat and Hazard Identification and Risk Assessment;
  - Debris Management Plan;
  - Volunteer Operations Plan; and
  - Shelter Plan. [5-35]
- 22.2 ~~Identify, and implement, necessary enhancements to the City's emergency planning and preparedness program. [5-36]~~
- 22.3 Coordinate with, incorporate, and support, the emergency management preparedness and planning efforts of local, regional, state, and national agencies and organizations, with attention to impacts on vulnerable populations.
- 22.43 Maintain current local community emergency preparedness programs, including volunteer coordination, City staff drills, and community outreach and education programs, with attention to impacts on vulnerable populations.
- 22.5 ~~Adopt regulations and programs to mitigate and control hazards that are created by a natural event. For example, the creation of a new landslide hazard area resulting from a naturally occurring slope failure. [5-37]~~
- 22.6 Continue to develop an action plan to expedite development review following an emergency event.

## ARTS AND CULTURE

### **GOAL 23:**

Support the arts on Mercer Island. [5-3]

- 23.1 Support implementation of and encourage community involvement in accessible, high quality performing, visual and literary arts programs, projects, and events. [5-6]
- 23.2 Provide educational art opportunities through Parks & Recreation curriculum. [5-7]
- 23.3 Maintain a citizen Arts Council, which is advisory to the City Council and that spearheads arts programming and partnerships. [5-8]
- 23.4 Promote cooperation and local partnerships between the City of Mercer Island and artists, arts providers, nonprofit organizations, urban designers, architects, developers, and others to help improve the quality of the built environment. [5-9]
- 23.5 Coordinate and collaborate with the local school district to broaden accessibility and awareness of local art opportunities and to further art education. [5-10]
- 23.6 Coordinate and collaborate with local, regional, and national arts organizations, and through public and private partners to integrate art into the community via permanent installations and special events. [5-11]
- 23.7 Assess community art needs through community engagement and public involvement. [5-12]
- 23.8 Implement a creative district and accountability strategy to complement and enhance overall City economic development strategy and to foster a thriving creative economy. [5-13]
- 23.9 Support:
  - 23.9.1 Efforts to secure space for art and cultural activities;
  - 23.9.2 The establishment of a community maker space;
  - 23.9.3 Opportunities for housing and/or live/work space for artists; and
  - 23.9.4 A multidiscipline-oriented community arts facility.
- 23.10 Maintain a parity of public space for art and cultural activities when existing public art and cultural activity space is modified or eliminated. [5-14]

### **GOAL 24:**

Nurture public art on Mercer Island. [5-15]

- ~~24.1 Encourage diversity in public art. [5-16]~~
- ~~24.2 Maintain current and encourage new spaces for public art placement. [5-17]~~
- ~~24.3 Maintain and preserve the current collection and encourage the acquisition of additional public art. [5-18]~~
- ~~24.4 Encourage the incorporation of public art in town center development design and site features. [5-19]~~
- ~~24.5 Maintain requirement that at least one percent of qualifying capital improvement projects' costs are set aside for public art acquisition, repair, and maintenance. [5-20]~~
- ~~24.6 Make an effort to include public art into and surrounding transportation projects. [5-21]~~
- ~~24.7 Welcome and support community involvement in public art processes. [5-22]~~

### Historic Preservation

#### **GOAL 25:**

~~Preserve Mercer Island's Heritage. [5-23]~~

- ~~25.1 Promote awareness and appreciation of Mercer Island's history and historic resources. [5-24]~~
- ~~25.2 Support efforts to secure space for the preservation of Mercer Island's historical and cultural heritage and related archival materials. [5-25]~~
- ~~25.3 Promote public engagement with culture and heritage organizations. [5-26]~~
- ~~25.4 Support the curation of historical exhibits in the community. [5-27] Note: Goals 26 – 28 will need to be renumbered if Goals 23 – 25 are struck as proposed]~~

### STAR Climate Change

#### **GOAL 26:**

~~Use the STAR Community framework, or a similar assessment framework, to help develop the City's sustainability practices and to determine the effectiveness of such practices. Continue to develop and refine City policies and implementation strategies to address climate change.~~

- ~~26.1 Assess the effect of proposed Comprehensive Plan or development regulation amendments on sustainability. Adopt a Climate Element or equivalent components in this plan, as directed by state law, to plan for reducing greenhouse gas emissions and vehicle miles traveled and to improve community resilience by planning for climate preparedness, response, and recovery efforts.~~

~~26.2 Assess the effect of proposed City programs on sustainability. The most recent version of the Climate Action Plan is hereby adopted by reference. This plan provides more specific policy direction and implementation guidance for climate action. This plan shall be updated periodically to reflect changing needs in the community.~~

~~26.3 Assess the City's existing strengths and weaknesses in supporting sustainability, using the STAR Communities framework or similar assessment framework, and identify desired programs or policies supporting sustainability.~~

## GOAL 27:

Reduce community-wide greenhouse gas emissions.

~~27.1 Establish and support annual data gathering, and reporting on, Collect data and report on Mercer Island GHG emissions annually. Document progress toward emission reduction targets and progress consistent with King County-Cities Climate Collaboration (K4C).~~

27.2 Partner with the King County-Cities Climate Collaboration (K4C) and the community to mitigate climate change.

27.3 Provide public information and support to individual and community efforts to mitigate climate change.

27.4 Evaluate and prioritize actions to reduce GHG emissions.

27.5 Encourage the reduction of emissions from passenger vehicles through the development of zero- or low-greenhouse gas emitting transportation options, the development of vehicle charging infrastructure, and by reducing the reduction of single-occupancy vehicle trips. [CC-62]

27.6 Promote an energy-efficient built environment by:

27.6.1 Focusing development where utility and transportation investments have been made;

27.6.2 Promoting the use of renewable and zero- and low-GHG emitting energy sources;

27.6.3 Encouraging the use of carbon-efficient building materials and building design;

~~27.6.4 Reducing greenhouse gas emissions from the construction, heating, and cooling of residential structures by encouraging smaller single family residential housing units, moderate density housing (including duplexes and triplexes), and the use of green building materials and techniques; and [Substantive CC-53]~~

27.6.4<sup>5</sup> Mitigating urban heat island effects by expanding tree canopy and vegetation cover.

27.7 Promote renewable power generation in the community.



**GOAL 28:**

~~Develop and implement a Climate Action Plan.~~

~~28.1 The Climate Action Plan is hereby adopted by reference.~~

**GOAL 298:**

Adapt to and mitigate local climate change impacts.

- 298.1 ~~Prioritize the prevention~~ reduction of greenhouse gas emissions and other contributors to ~~of climate change.~~
- 298.2 Develop an adaptive response to expected climate change impacts on the community.
- 298.3 Increase carbon sequestration through expanding tree canopy and vegetation cover.

**VI. ACTION PLAN****GOAL 3029:**

To implement land use development and capital improvement projects consistent with the policies of the comprehensive plan.

- 3029.1 ~~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.~~
- 30.2 ~~To create opportunities for housing, multi-modal transportation, and development consistent with the City's share of regional needs.~~
- 30.3 ~~To make effective land use and capital facilities decisions by improving public notice and citizen involvement process.~~
- 30.4 ~~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.~~
- 30.5 ~~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.~~
- 30.6 ~~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, and could occur before 2035 or shortly thereafter. 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.~~ [Substantive Alt. retain/renumber Policy 30.6 CC-21]

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

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

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

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

29.4.A Alternate funding sources;

29.4.B Public-private partnerships;

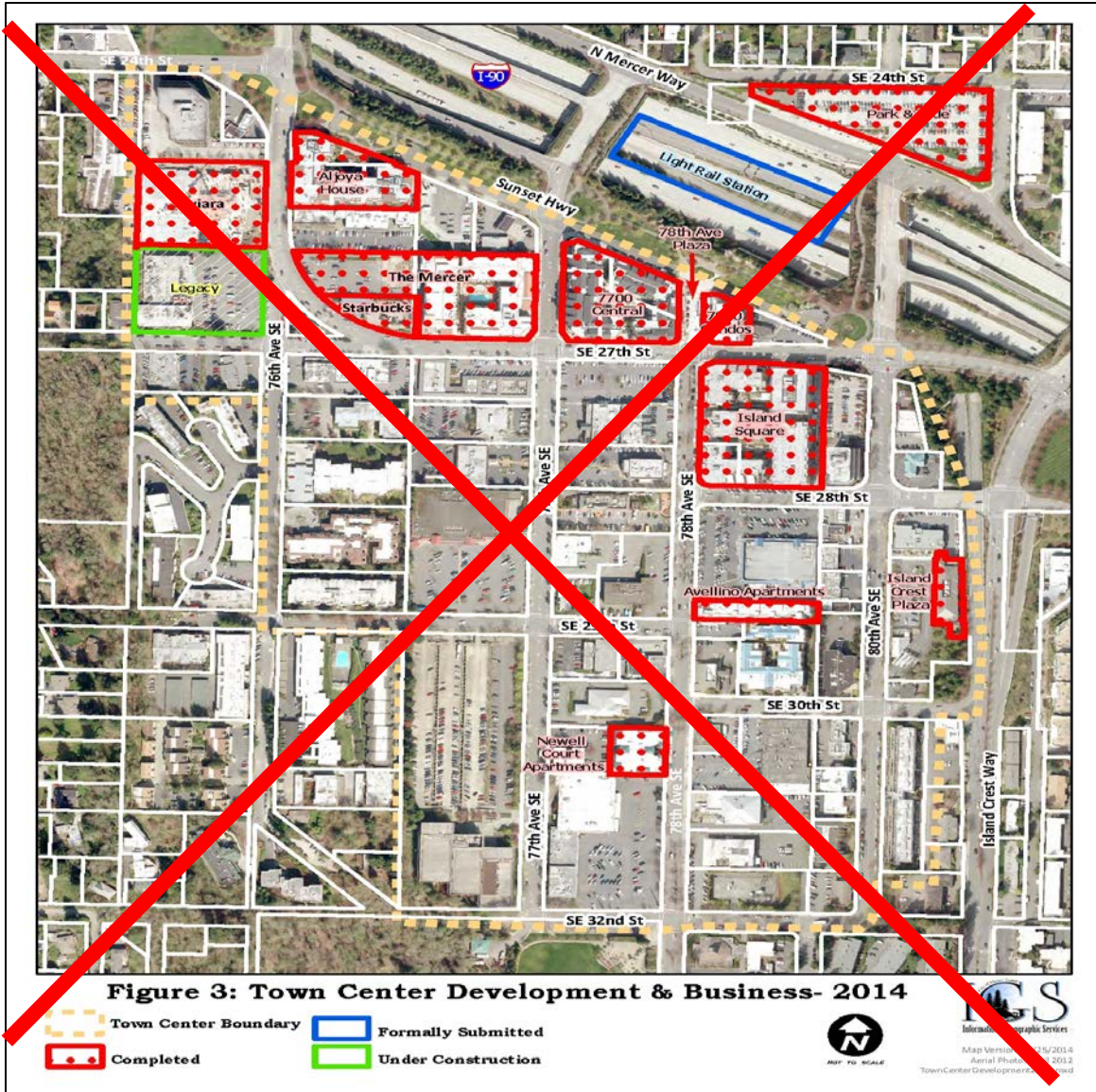
29.4.C Reducing project or program scope to align with current biennial budget constraints; and

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

29.5 Prioritize services and access to opportunity for people of color, people with low incomes, and historically underserved communities to ensure all people can attain the resources and opportunities to improve quality of life and address past inequities.

29.6 Coordinate with tribes to identify and mitigate potential impacts when implementing this element.

29.7 Create opportunities for multi-modal transportation. [CC-63]



**VII. LAND USE DESIGNATIONS**

Land Use Designation	Implementing Zoning Designations	Description
Park	PI R-8.4 R-9.6 R-12 R-15	The park land use designation represents land within the City that is intended for public use consistent with the adopted Parks and Recreation Plan.
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 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.
Open Space	PI R-8.4 R-9.6 R-12 R-15	The open space use designation represents land within the City that should remain as predominantly unimproved open space consistent with the adopted Parks and Recreation Plan.
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.
Neighborhood Business	PBZ	The neighborhood business land use designation represents commercial areas within Mercer Island, located outside of the Town Center, where the land uses will be predominantly a mix of small scale, neighborhood oriented business, office, service, public and residential uses.
Single Family Residential (R)	R-8.4 R-9.6 R-12 R-15	The single family residential land use designation (R) represents areas within Mercer Island where development will be predominantly single family residential neighborhoods. Complementary land uses (e.g., private recreation areas, schools, home businesses, public parks, etc.) are generally supported within this land use designation.
Multifamily Residential (MF)	MF-2 MF-2L MF-3	The multifamily residential land use (MF) represents areas within Mercer Island where the land use will be predominantly multifamily residential development. Complementary land uses (e.g., private recreation areas, schools, home businesses, public parks, etc.) are generally supported within this land use designation.
Town Center (TC)	TC	The Town Center land use designation represents the area where land uses consistent with the small town character and the heart of Mercer Island will be located. This land use designation supports a mix of uses including outdoor pedestrian spaces, residential, retail, commercial, mixed-use and office-oriented businesses.

Public Facility	C-O PI R-8.4 R-9.6 R-15 TC	The public facility land use designation represents land within the City that is intended for public uses, including but not limited to schools, community centers, City Hall, and municipal services.
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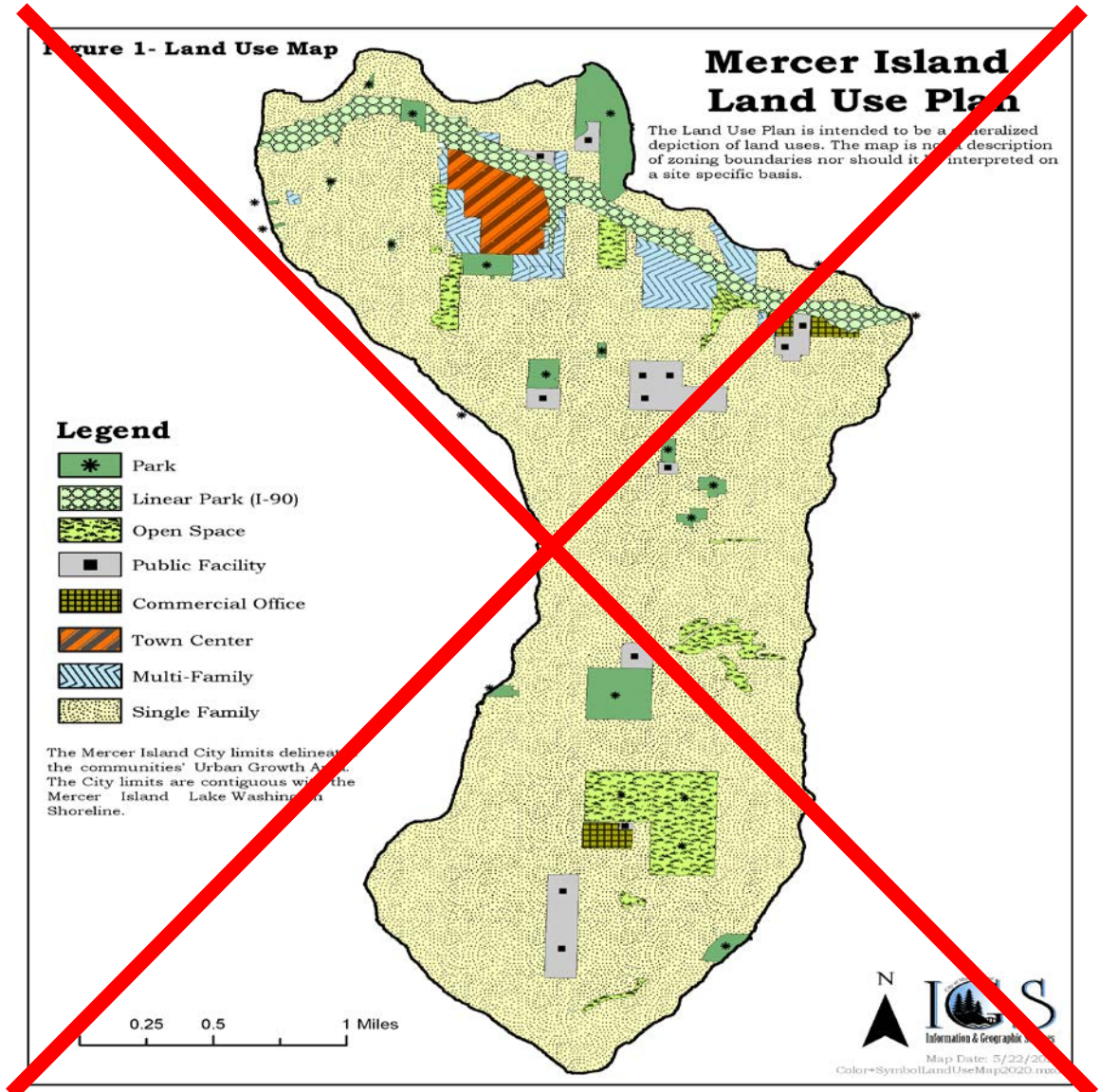
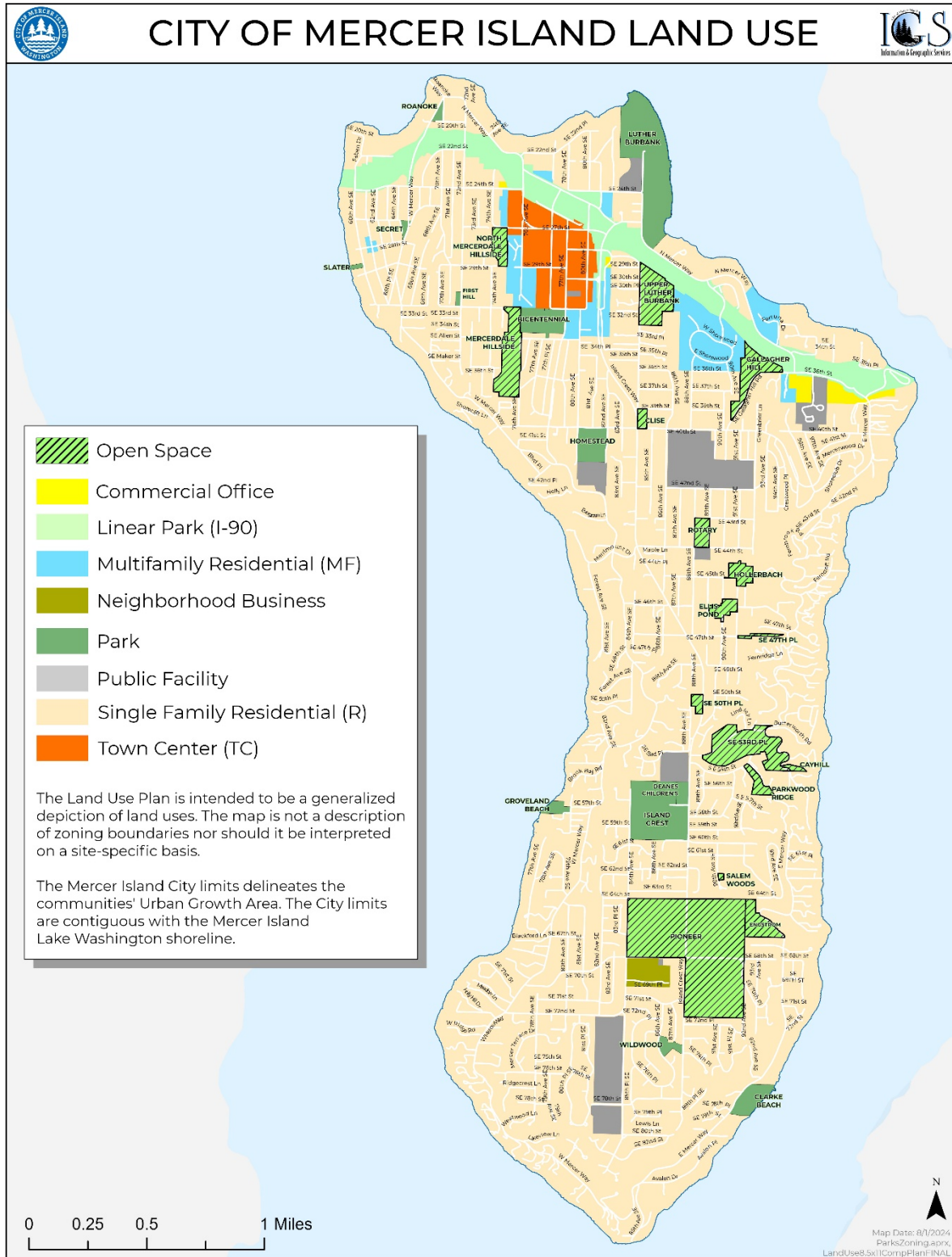


Figure 1. Land Use Map.



1 **Introduction**

2 The City of Mercer Island parks, open spaces, trails, and recreation facilities are a pillar  
 3 of the high quality of life enjoyed by Mercer Islanders. Preserving these public lands  
 4 as the City manages growth in the coming decades is an important way the City can  
 5 maintain the quality of life for future generations. To that end, this element of the  
 6 Comprehensive Plan establishes the goals and policies to manage parks, open spaces,  
 7 trails, and recreation facilities through the year 2044.

8  
 9 **Parks, Recreation and Open Space Plan**

10 The Parks, Recreation, and Open Space Plan (PROS) is a long-range planning  
 11 document that serves as a blueprint for the growth, enhancement, and management  
 12 of the City of Mercer Island parks and recreation system and assists in guiding  
 13 decisions related to planning, acquiring, developing, and maintaining parks, open  
 14 space, trails, and recreational facilities. The PROS Plan also includes priorities for  
 15 recreation programs, special events, and arts and cultural activities.

16  
 17 The PROS Plan, updated every six to ten years, identifies parks and recreation goals  
 18 and objectives and establishes a long-range capital plan for the Mercer Island parks  
 19 and recreation system, including action items and strategies to inform future work  
 20 plan items. The recommendations in the PROS Plan are based on community input,  
 21 evaluations of the existing park system, operating conditions, and fiscal  
 22 considerations.

23  
 24 **Comprehensive Arts and Culture Plan**

25 Arts are integral to Mercer Island's identity, vitality, heritage, and shared values. The  
 26 City of Mercer Island is committed to supporting and sustaining rich and diverse  
 27 cultural and arts experiences and opportunities for the community. In 2018, the City  
 28 adopted the Comprehensive Arts and Culture plan, which sets forth policies and goals  
 29 to advance the enrichment and unification of the whole community through the arts.

30 [5-2]  
 31

32 **Goals and Policies**

33  
 34 **Goal 1**

35  
 36 Continue to maintain the Island's unique quality of life through the stewardship,  
 37 preservation, and maintenance of parks, open spaces, trails, and recreational facilities.  
 38

39 **Policies**

- 40  
 41 1.1 The most recent version of the Parks, Recreation and Open Space (PROS)  
 42 Plan is hereby adopted by reference, establishing the goals and  
 43 objectives that serve as the policy framework for the operation of the City  
 44 of Mercer Island parks and recreation system.  
 45  
 46 1.2 Establish an Open Space zone and a Park zone, as well as the related  
 47 development regulations to preserve and enhance public open space

1 and park lands for the enjoyment of Mercer Island residents, visitors, and  
2 future generations.

3  
4 1.3 Prioritize access to and conservation of parks and open spaces in areas  
5 of the City with higher racial and social inequities.  
6

7 **Goal 2**

8  
9 Support and nurture the arts on Mercer Island and preserve Mercer Island's Heritage.

10 [5-4]

11  
12 **Policies**

13  
14 2.1 The most recent version of the Comprehensive Arts and Culture Plan is  
15 hereby adopted by reference, establishing the goals and policies that  
16 provide the framework for the delivery of diverse cultural and arts  
17 experiences and opportunities for the Mercer Island community. [5-5]

DRAFT



# AB 6541

## 2024 Comprehensive Plan Periodic Update

September 17, 2024

Item 11.



# What's happened since September 3?

Item 11.

1. Ad Hoc Committee completed assigned tasks:
  - A. Resolving one Transportation Element Policy (Exhibit 1).
  - B. Preparing a draft Economic Development Element with goals and policies, generally combining Mayor Nice's and CM Weinberg's drafts (Exhibit 2).
2. The City Manager has reviewed for consistency with other plans which has led to additional proposed amendments (Exhibits 3, 4, and 5).

# Ad-Hoc Committee Recommendations Item 11. Transportation Element (Exhibit 1)

Resolve CC-88 by adding a new Policy 11.4:

“Adopt the 2023 Town Center Parking Plan and its successors by reference.”

# Ad-Hoc Committee Recommendations Economic Development Element (Exhibit 2)

City Council Proposed Amendment Log #	Ad-Hoc Committee Result
CC-4 (Mayor Nice)	Integrate into Ad-Hoc Committee Recommendation CC-179
CC-166 (CMReynolds)	Integrate into Ad-Hoc Committee Recommendation CC-179
CC-167 (CMReynolds)	Integrate into Ad-Hoc Committee Recommendation CC-179
CC-168 (CMReynolds)	Strike
CC-169 (CMReynolds)	Strike
CC-172 (CMWeinberg)	Integrate into Ad-Hoc Committee Recommendation CC-179

# Tonight's Proposed Motions 1/3

Item 11.

Ad Hoc Committee Drafts:

**1. Recommended Motion – Approve Ad-Hoc Committee Recommendation for item CC-88:**

“Move to approve the Ad-Hoc Committee recommended amendment for item CC-88 and direct staff to incorporate into the 2024 City Council Draft Comprehensive Plan as contained in Exhibit 1.”

**2. Recommended Motion – Approve Ad-Hoc Committee Recommendation for item CC-179:**

“Move to approve Ad-Hoc Committee recommended amendment for item CC-179 as contained in Exhibit 2 to allow for further City Council deliberation.”

# Tonight's Proposed Motions 2/3

3. Recommended Motion – Approve City Manager reconciliation of parking goals and policies:

“Move to approve City Manager recommended amendments to the Economic Development Element related to parking and direct staff to incorporate into the 2024 City Council Draft Comprehensive Plan as contained in Exhibit 3.”

4. Recommended Motion – Approve City Manager reconciliation of sustainability and environmental goal and policies:

“Move to approve City Manager recommended amendments to the Economic Development Element related to sustainability and environment and direct staff to incorporate into the 2024 City Council Draft Comprehensive Plan as contained in Exhibit 4.”

# Tonight's Proposed Motions 3/3

Item 11.

5. Recommended Motion – Approve City Manager reconciliation of cultural arts, emergency management and ADA goals and policies

“Move to approve City Manager recommended amendments to the Economic Development Element, Land Use Element, Parks and Open Space Element and Capital Facilities Element related to cultural arts, emergency management, and ADA and direct staff to incorporate into the 2024 City Council Draft Comprehensive Plan as contained in Exhibit 5.”

# Next Steps

- Staff will finalize the 2024 City Council Draft Comprehensive Plan, incorporating City Council approved amendments.
- A 30-day public comment period will commence once this draft is made publicly available in late September.
- November 5: Consider public comments received and complete a first reading of an ordinance to adopt the 2024 Comprehensive Plan.
- November 19: Complete a second reading of an ordinance to adopt the 2024 Comprehensive Plan.
- NOTE: There will be other dates this fall for the City Council to consider adopting amendments to the Mercer Island City Code (MICC) necessary to maintain consistency with the 2024 Comprehensive Plan.





# 2024 PLANNING SCHEDULE

Item 12.

Please email the City Manager & City Clerk when an agenda item is added, moved, or removed.

Items are not listed in any particular order. Agenda items & meeting dates are subject to change.

OCTOBER 1, 2024		DD	FN	CA	Clerk	CM
ABSENCES:		9/20	9/23	9/23	9/24	9/24
ITEM TYPE   TIME   TOPIC				STAFF		
<b>STUDY SESSION</b>						
<b>SPECIAL BUSINESS</b>						
<b>CONSENT AGENDA</b>						
--	AB xxxx: September 20, 2024 Payroll Certification			Ali Spietz/Nicole Vannatter		
--	AB xxxx: Domestic Violence Action Month Proclamation No. xxx			Mayor Nice/Derek Franklin		
--	AB xxxx: Arbor Day Proclamation No. xxx			Mayor Nice/Andrew Prince		
--	AB 6527: Police Hire Ahead Authorization			Chief Sutter/Ali Spietz		
--	AB xxxx: Indigenous Peoples' Day, Proclamation No. xxx			Mayor Nice/Andrea Larson		
--	AB xxxx: Town Center Parking Regulations (Second Reading Ord. No. 24C-14)			Jessi Bon/Chris Sutter		
--	AB 6539: 2024 Work Plan Update			Jessi Bon/Casey Thompson		
<b>REGULAR BUSINESS</b>						
15	AB xxxx: Receive the 2025-2026 Preliminary Budget			Matt Mornick		
10	AB 6542: Second Quarter 2024 Financial Status Update (Ord. No. 24-13)			Matt Mornick/ Ben Schumacher		
45	AB 6530: Long-Term Water Transmission Line Alternatives			Jason Kintner/Alaine Sommargren		
	AB xxxx: First Reading of Ord. No. 24C-xx for Updating Town Center Parking Regulations			Robbie Cunningham Adams/Amelia Tjaden		
10	AB xxxx: 2025-2026 Biennial Budget Workshop (Capital Improvement Program)			Matt Mornick		
<b>EXECUTIVE SESSION</b>						

OCTOBER 15, 2024		DD	FN	CA	Clerk	CM
ABSENCES:		10/4	10/7	10/7	10/8	10/8
ITEM TYPE   TIME   TOPIC				STAFF		
<b>STUDY SESSION</b>						
<b>SPECIAL BUSINESS</b>						
<b>CONSENT AGENDA</b>						
--	AB xxxx: October 4, 2024 Payroll Certification			Ali Spietz/Nicole Vannatter		

--	AB xxxx: Second Reading of Ord. No. 24C-xx for Updating Town Center Parking Regulations	Robbie Cunningham Adams/Amelia Tjaden
<b>REGULAR BUSINESS</b>		
30	AB xxxx: Public Hearing and 2025-2026 Biennial Budget Workshop (Revenue Forecast, Operating Budget & Budget Proposals)	Matt Mornick
30	AB xxxx: First Reading of Ord No. 24C-xx Open Space Zone Code Amendment	Jessi Bon/Alison Van Gorp/Carson Hornsby
30	AB xxxx: ARCH 2025 Work Program and Budget Approval	Alison Van Gorp
15	AB xxxx: Reallocation of ARCH HTF Funds for Redmond Plymouth Housing Project	Alison Van Gorp
<b>EXECUTIVE SESSION</b>		

<b>NOVEMBER 5, 2024</b>		<b>DD</b>	<b>FN</b>	<b>CA</b>	<b>Clerk</b>	<b>CM</b>
ABSENCES:		10/25	10/28	10/28	10/29	10/29
<b>ITEM TYPE   TIME   TOPIC</b>				<b>STAFF</b>		
<b>STUDY SESSION</b>						
30	AB xxxx: Review Comprehensive Emergency Management Plan (CEMP)			Amanda Keverkamp		
<b>SPECIAL BUSINESS</b>						
<b>CONSENT AGENDA</b>						
--	AB xxxx: October 18, 2024 Payroll Certification			Ali Spietz/Nicole Vannatter		
--	AB xxxx: Shop Small Month Proclamation No. xxx			Mayor Nice/Deb Estrada		
--	AB xxxx: Second Reading of Ord No. 24C-xx Open Space Zone Code Amendment			Jessi Bon/Alison Van Gorp/Carson Hornsby		
<b>REGULAR BUSINESS</b>						
15	AB xxxx: Board & Commission Appointments – Planning Commission (Resolution No. xxxx)			Mayor Nice/Deputy Mayor Rosenbaum/Andrea Larson		
30	AB xxxx: 2025-2026 Biennial Budget Workshop (TENTATIVE – AS NEEDED)			Matt Mornick		
60	AB xxxx: First reading of Ordinance 24C-xx related to the 2024 Comprehensive Plan Periodic Update			Jeff Thomas/Adam Zack		
<b>EXECUTIVE SESSION</b>						

<b>NOVEMBER 19, 2024</b>		<b>DD</b>	<b>FN</b>	<b>CA</b>	<b>Clerk</b>	<b>CM</b>
ABSENCES:		11/8	11/8	11/8	11/12	11/12
<b>ITEM TYPE   TIME   TOPIC</b>				<b>STAFF</b>		
<b>STUDY SESSION</b>						

<b>SPECIAL BUSINESS</b>		
<b>CONSENT AGENDA</b>		
--	AB xxxx: November 1, 2024 Payroll Certification	Ali Spietz/Nicole Vannatter
--	AB xxxx: Second reading of Ordinance 24C-xx related to the 2024 Comprehensive Plan Periodic Update	Jeff Thomas/Adam Zack
<b>REGULAR BUSINESS</b>		
60	AB xxxx: Resolution No. xxxx setting the 2025 Docket	Jeff Thomas/Molly McGuire
30	AB xxxx: <b>Public Hearing:</b> 2025-2026 Biennial Budget Workshop (Third Quarter 2024 Financial Status Update and Budget Amending Ordinance; Adoption of NORCOM Resolutions; First Reading of the 2025 Property Tax Ordinances)	Matt Mornick
30	AB xxxx: <b>Public Hearing</b> and first reading of Ordinance No. 24C-XX on Interim Regulations Related to Permit Processing in Chapters 19.15 and 19.16 MICC	Jeff Thomas/Alison Van Gorp
30	AB xxxx: <b>Public Hearing</b> and first reading of Ordinance No. 24C-XX on Interim Regulations related to Middle Housing (HB 1110 / HB 1337) in Title 19 MICC	Jeff Thomas /Alison Van Gorp
30	AB xxxx: <b>Public Hearing</b> and first reading of Ordinance No. 24C-xx on Interim Regulations related to the 2024 Comprehensive Plan Periodic Update and HB 1220 for affordable housing capacity and requirements in Title 19 MICC	Jeff Thomas/Adam Zack
30	AB xxxx: King County Regional Hazard Mitigation Plan	Amanda Keverkamp
<b>EXECUTIVE SESSION</b>		

<b>DECEMBER 3, 2024</b>		<b>DD</b>	<b>FN</b>	<b>CA</b>	<b>Clerk</b>	<b>CM</b>
ABSENCES:		11/22	11/25	11/25	11/26	11/26
<b>ITEM TYPE   TIME   TOPIC</b>				<b>STAFF</b>		
<b>STUDY SESSION</b>						
<b>SPECIAL BUSINESS</b>						
<b>CONSENT AGENDA</b>						
--	AB xxxx: November 15, 2024 Payroll Certification				Ali Spietz/Nicole Vannatter	
--	AB xxxx: 2025 Fee Schedule Adoption (Resolution No. xxxx)				Ali Spietz	
--	AB xxxx: Second reading of Ordinance 24C-XX on Interim Regulations Related to Permit Processing in Chapters 19.15 and 19.16 MICC				Jeff Thomas/Alison Van Gorp	
--	AB xxxx: Second reading of Ordinance No. 24C-XX on Interim Regulations related to Middle Housing (HB 1110 / HB 1337) in Title 19 MICC				Jeff Thomas/Alison Van Gorp	
--	AB xxxx: Second reading of Ordinance No. 24C-xx on Interim Regulations related to the 2024 Comprehensive Plan Periodic Update and HB 1220 for affordable housing capacity and requirements in Title 19 MICC				Jeff Thomas/Adam Zack	
--	AB xxxx: Lincoln Landing Watercourse Improvements Project Closeout				Jason Kintner/Clint Morris/Paul West	

--	AB xxxx: Luther Burbank Park South Shoreline Restoration Project Closeout	Jason Kintner/Clint Morris/Paul West
<b>REGULAR BUSINESS</b>		
15	AB xxxx: 2025-2026 Biennial Budget Adoption	Matt Mornick
<b>EXECUTIVE SESSION</b>		

<b>DECEMBER 17, 2024 (POTENTIAL CANCELED)</b>		<b>DD</b>	<b>FN</b>	<b>CA</b>	<b>Clerk</b>	<b>CM</b>
ABSENCES:		12/6	12/9	12/9	12/10	12/10
<b>ITEM TYPE   TIME   TOPIC</b>				<b>STAFF</b>		
<b>STUDY SESSION</b>						
<b>SPECIAL BUSINESS</b>						
<b>CONSENT AGENDA</b>						
<b>REGULAR BUSINESS</b>						
<b>EXECUTIVE SESSION</b>						