



COMMUNITY KICK OFF MEETING

October 26, 2016

Mercer Island Community and Event Center

Meeting Objectives

- Inform you about the purpose and timeline of the Residential Development Standards Update
- Collect your ideas and questions to help inform the scope and work plan for the Residential Development Standards Update – understand the range of concerns and get your ideas for how to improve things
- Create the opportunity for island residents to talk together about these issues

Agenda

- 6:30 Welcome and introductions
- 6:40 Residential Development Standards – What is it? Why are we updating it?
- 6:50 Meeting format and ground rules
- 6:55 Discussion Topic A
- 7:20 Discussion Topic B
- 7:45 Discussion Topic C
- 8:10 Harvesting of Ideas
- 8:25 Wrap up and next steps
- 8:30 Adjourn

Next Steps

- Planning Commission meeting dates: Nov 2, Nov 16, Nov 30, Dec 7
- Future Community Meetings planned for Q1 2017, dates TBD

More info: www.mercergov.org/residential

Email comments: residential@mercergov.org

Ground Rules

- Listen with an open mind to understand what others are saying
- Listen together to what is said, what is not said. Look for patterns, insights, and connections between ideas.
- Speak with your mind and heart
- Facilitate yourself and others
- Doodle, sketch or write insights and ideas on the post-its – and post them on the wall.
- Respect differences of opinion
- Share the air – be concise so that everyone has an opportunity to talk.
- One conversation at a time, within each group.
- Help us stay on schedule
- We encourage you to move to different talk groups over the course of the evening, to hear from new people.
- If you don't have an opportunity to share everything you would like tonight, please send us an email or leave written comments.
- Have fun!

Discussion Topics

Topic A – Your Neighborhood:

- How would you describe Mercer Island’s neighborhoods?
- What do you love about your neighborhood?
- What changes have you seen in your neighborhood? Do you like or dislike these changes?

Topic B – Buildings in Single Family Neighborhoods:

Mercer Island currently regulates single family building height (30 feet), the amount of the lot covered by buildings on residential lots, and the amount of the lot covered with impervious surface (hard surfaces that create runoff during a rainstorm). New additions and out-buildings are governed by the same regulations. Public notice is not normally part of the permitting process for new homes or additions.

- What do you like and dislike about the older houses in your neighborhood? (Please explain)
- What do like and dislike about the newly built houses you see on Mercer Island? (Please explain)
- Construction oversight – do you have concerns about how the city regulates the hours of construction, or how long a residential construction project takes, or other aspects of the construction process?

Topic C – Residential Land and Lots:

Mercer Island currently requires that new lots meet a minimum size (varies), and provide setbacks along the street (20 feet), rear (25 feet), and sides (minimum 5 feet). Combining lots to allow for larger homes is allowed. In some circumstances, the City will grant “deviations” to impervious surface, setback, and fence height regulations (when criteria are met). City code encourages, and sometimes requires the retention of trees during construction. Some tree replanting is required, however landscaping around homes is not required.

- Are the sizes of yards (what’s left after houses/other buildings are constructed) in your neighborhood too big/too small/just right? (Please explain)
- How should the size of new/remodeled homes relate to the size of the lot (e.g. big lot = big house, small lot = small house)? How should new houses relate to the size of other homes in the neighborhood?
- Should the City have stricter tree protections and/or replanting requirements, even if it limits the size of new houses and additions on some lots?
- Do you have concerns about the City’s allowance of deviations from residential code requirements? When is code flexibility appropriate or not appropriate?

Harvesting of Ideas

With the remaining time, notetakers will be asked to share major take-aways, interesting ideas, “ah-ha” moments from discussions. This supplements the notes that are taken over the course of the evening.