



DEVELOPMENT SERVICES GROUP

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TO: Planning Commission
FROM: Nicole Gaudette, Senior Planner
DATE: April 4, 2018
RE: CPA17-002 Proposed Comprehensive Plan Amendment

Summary

On April 4, 2018, staff and the applicant for the SJCC / FASPS / Herzl-Ner Tamid comprehensive plan amendment will provide an introduction to the Planning Commission. The purpose of this introductory meeting is to provide an: 1) overview of the proposed legislative actions; 2) describe the “concept” for the site that the applicant is proposing; and 3) solicit feedback or additional guidance from the Planning Commission.

The properties affected by these proposed legislative actions area: 3801 East Mercer Way (occupied by the Stroum Jewish Community Center or SJCC), 9824 SE 40th St and 3975 99th Ave SE (owned by the SJCC), 3700 and 3602 E Mercer Way and vacant properties to the west and south of 3700 E Mercer Way (occupied by Herzl-Ner Tamid), 3795 E Mercer Way (occupied by the French American School or FASPS), 3809 and 3901 97th Ave SE and a vacant property to the north of 3809 97th, and 9740 and 9756 SE 40th Street (owned by FASPS). All three of these organizations (collectively, the “Applicant”) are looking for ways to facilitate their long term needs on this site.

Proposed Legislative Actions

The proposed comprehensive plan amendment will affect all contiguous properties, creating a new land use designation and associated comprehensive plan policies. Along with the proposed comprehensive plan amendment, the applicant has also proposed a code amendment and a rezone. The Applicant is interested in working with the City to first develop a set of comprehensive plan policies and goals, followed by a code amendment and rezone, and then develop a master plan for future development of their properties.

A comprehensive plan amendment, a text amendment, and a rezone are legislative actions. The final proposal for the comprehensive plan amendment will be brought to the Planning Commission for a public hearing, tentatively scheduled for August 29, 2018. Public comment is encouraged on the comprehensive plan amendment until the Planning Commission makes a recommendation, following

the public hearing. Following the close of the public hearing, the Planning Commission will deliberate and vote on a recommendation to the City Council who will make the final decision on the proposed amendments.

Staff anticipates that the code amendment and rezone will be initiated later in the process, once the Planning Commission is largely done with their review of the comprehensive plan amendment. Public comment will also be encouraged on the code amendment and rezone, which will implement the comprehensive plan amendment.

Finally, a master plan is a process to provide a greater flexibility and, consequently, more creative and imaginative design than generally is possible under conventional zoning regulations. A master plan allows development to occur in phases and provides additional long-term guidance for a large area so that the continuity of the overall development is maintained. A master plan can be used to coordinate multiple ownerships into a unified development. Staff anticipates that a master plan will make sense for this project.

Concept

The proponents of the comprehensive plan amendment would like to do a land swap among themselves, so they can either build new facilities or expand existing facilities to provide additional programming at their facilities. The properties are currently zoned R-8.4, R-9.6, B, and C-O (Single-family residential, Business and Commercial-Office). Some properties span multiple zones. The development and impacts of the facilities would be better addressed by a new zone specific for community facilities.

The attached plans (Exhibit A) show an initial concept of how future land uses could be developed on the properties. The applicant has also provided an initial narrative (Exhibit B) describing how their initial proposal meets the criteria for a comprehensive plan amendment. The amendment may change as it progresses through the review process. The requested comprehensive plan amendment, code amendment, and accompanying rezone are necessary to facilitate the proposed development on these properties.

As the Commission considers the concept described by the applicant, staff recommends that the Commission keep in mind the criteria for amending a comprehensive plan (MICC 19.15.050), in particular:

- A. What aspects of the proposed Comprehensive Plan amendment address the changing needs of the community on Mercer Island?
- B. What design aspects should the applicant address to ensure that the proposed land use is consistent with adjacent land use and development patterns?
- C. What aspects of the proposed concept will benefit Mercer Island as a community?

Next Steps

At the April 4th meeting, staff anticipates that the Planning Commission will:

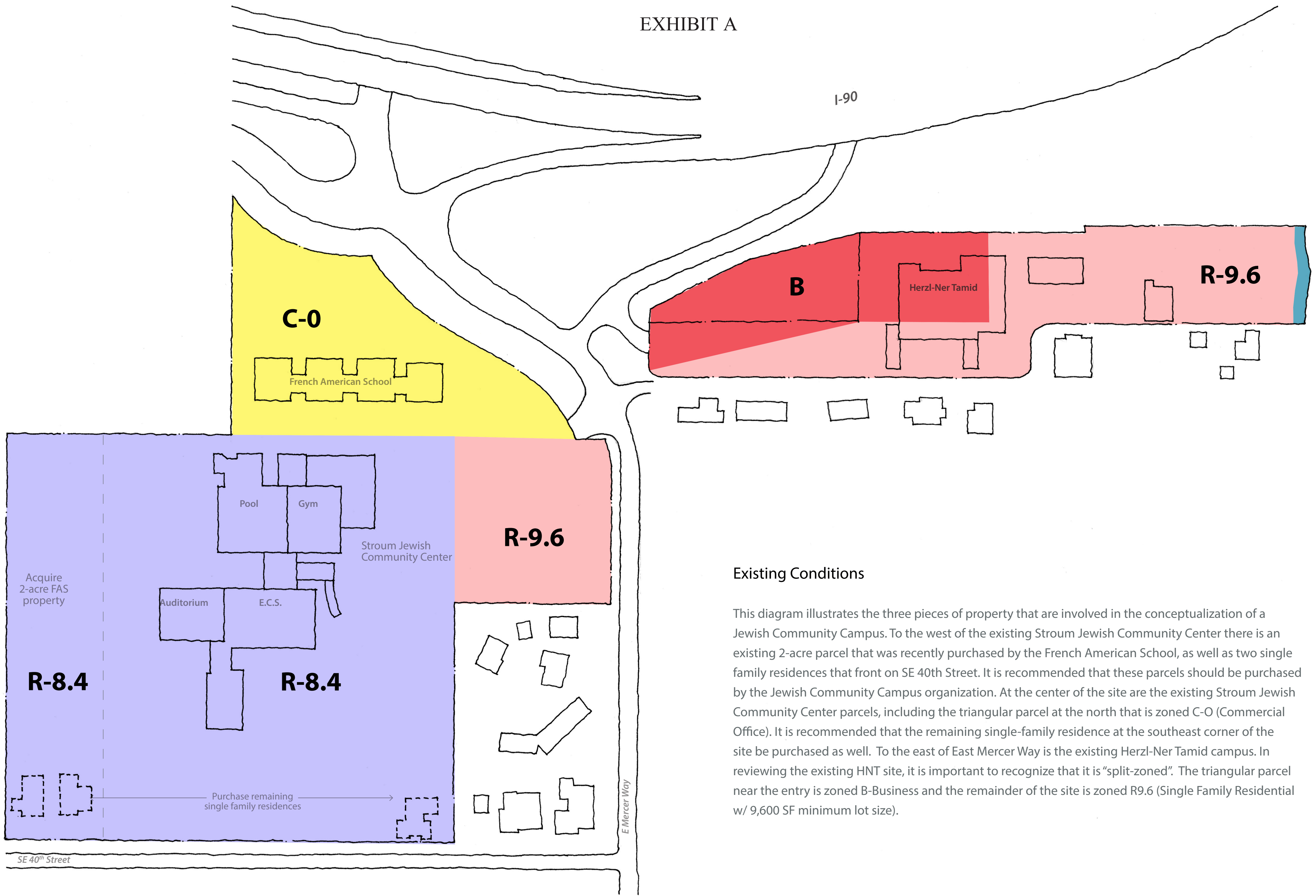
1. Discuss the proposed comprehensive plan amendment taking into consideration the presentation by staff, the Applicant, and any comments from the public.
2. Identify information or aspects of the proposed comprehensive plan amendment that will be necessary to continue forward with the process.
3. Identify any possible changes or items that will need to be addressed prior to adoption of the

comprehensive plan amendments.

Exhibits:

- A. Initial Concept Plans
- B. Initial Narrative

EXHIBIT A

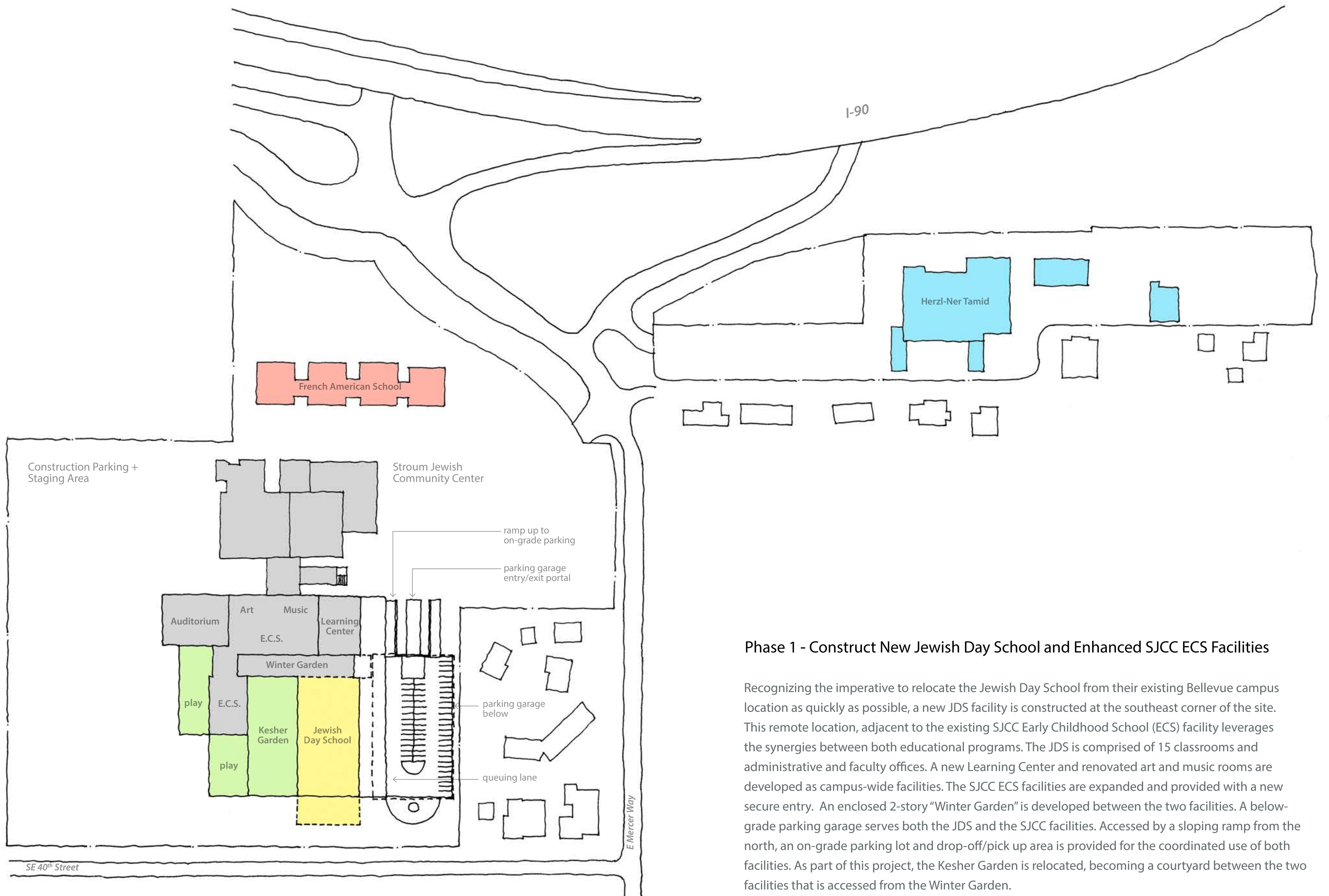


Existing Conditions

This diagram illustrates the three pieces of property that are involved in the conceptualization of a Jewish Community Campus. To the west of the existing Stroum Jewish Community Center there is an existing 2-acre parcel that was recently purchased by the French American School, as well as two single family residences that front on SE 40th Street. It is recommended that these parcels should be purchased by the Jewish Community Campus organization. At the center of the site are the existing Stroum Jewish Community Center parcels, including the triangular parcel at the north that is zoned C-O (Commercial Office). It is recommended that the remaining single-family residence at the southeast corner of the site be purchased as well. To the east of East Mercer Way is the existing Herzl-Ner Tamid campus. In reviewing the existing HNT site, it is important to recognize that it is "split-zoned". The triangular parcel near the entry is zoned B-Business and the remainder of the site is zoned R9.6 (Single Family Residential w/ 9,600 SF minimum lot size).

Concept Design for Potential Jewish Community Campus

June 13, 2017 / March 22, 2018

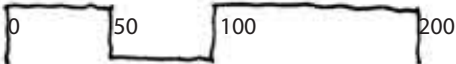


Phase 1 - Construct New Jewish Day School and Enhanced SJCC ECS Facilities

Recognizing the imperative to relocate the Jewish Day School from their existing Bellevue campus location as quickly as possible, a new JDS facility is constructed at the southeast corner of the site. This remote location, adjacent to the existing SJCC Early Childhood School (ECS) facility leverages the synergies between both educational programs. The JDS is comprised of 15 classrooms and administrative and faculty offices. A new Learning Center and renovated art and music rooms are developed as campus-wide facilities. The SJCC ECS facilities are expanded and provided with a new secure entry. An enclosed 2-story "Winter Garden" is developed between the two facilities. A below-grade parking garage serves both the JDS and the SJCC facilities. Accessed by a sloping ramp from the north, an on-grade parking lot and drop-off/pick up area is provided for the coordinated use of both facilities. As part of this project, the Keshher Garden is relocated, becoming a courtyard between the two facilities that is accessed from the Winter Garden.

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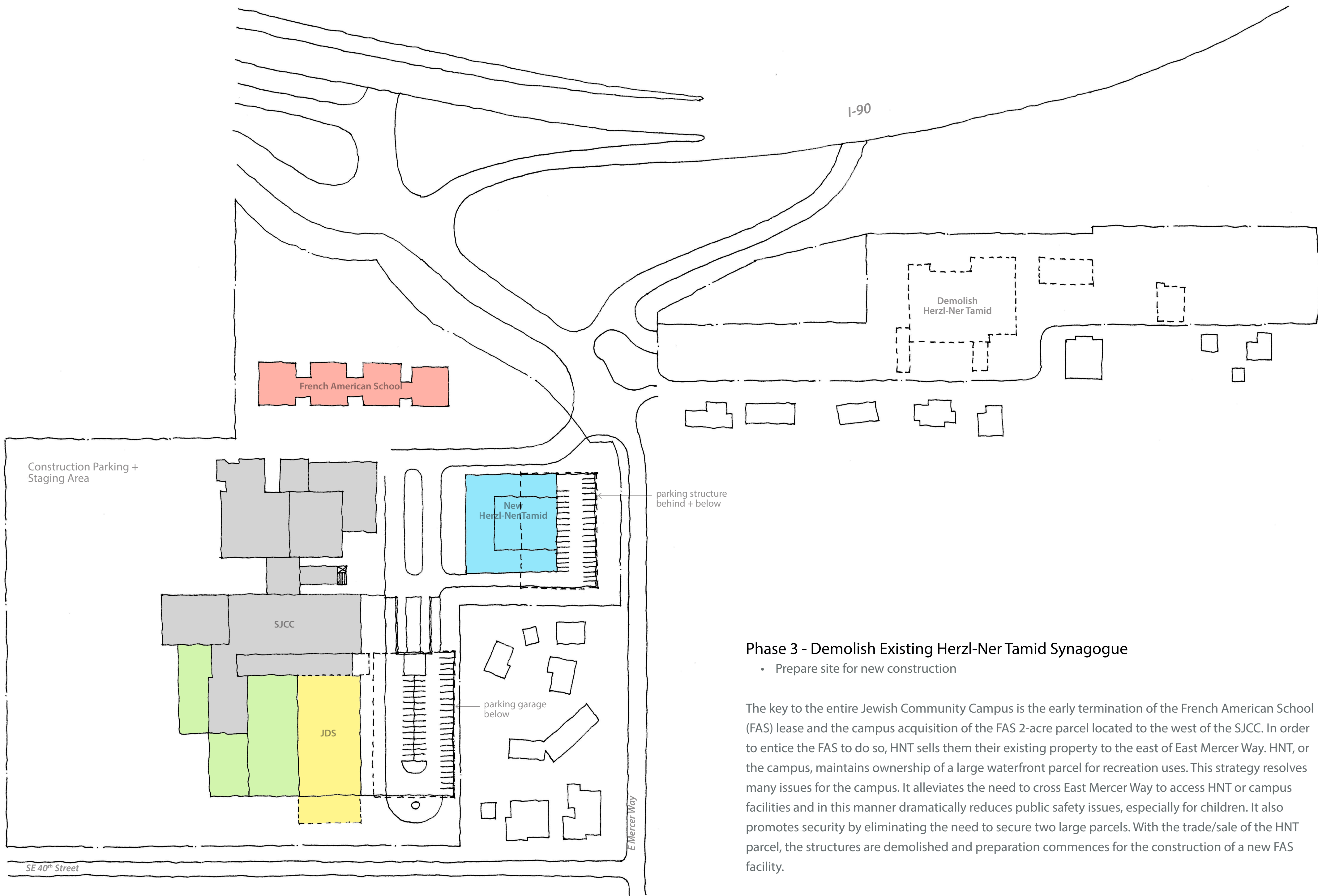
Phase 2 - Construct New Herzl-Ner Tamid Synagogue

- New Sanctuary, Chapel, Social Hall, Kitchen
- New Parking Structure

Recognizing that HNT would like to leverage the synergies with the SJCC and JDS, a new facility is constructed on the site of the eastern SJCC parking area. This facility needs to be constructed early in the campus development to free up the existing HNT site. The new HNT facility includes a sanctuary, chapel, social hall/kitchen, administrative offices, but not classrooms. About 100 parking stalls are provided below and behind the facility so that HNT does not burden the remaining inventory of SJCC parking.

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Phase 3 - Demolish Existing Herzl-Ner Tamid Synagogue

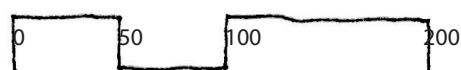
- Prepare site for new construction

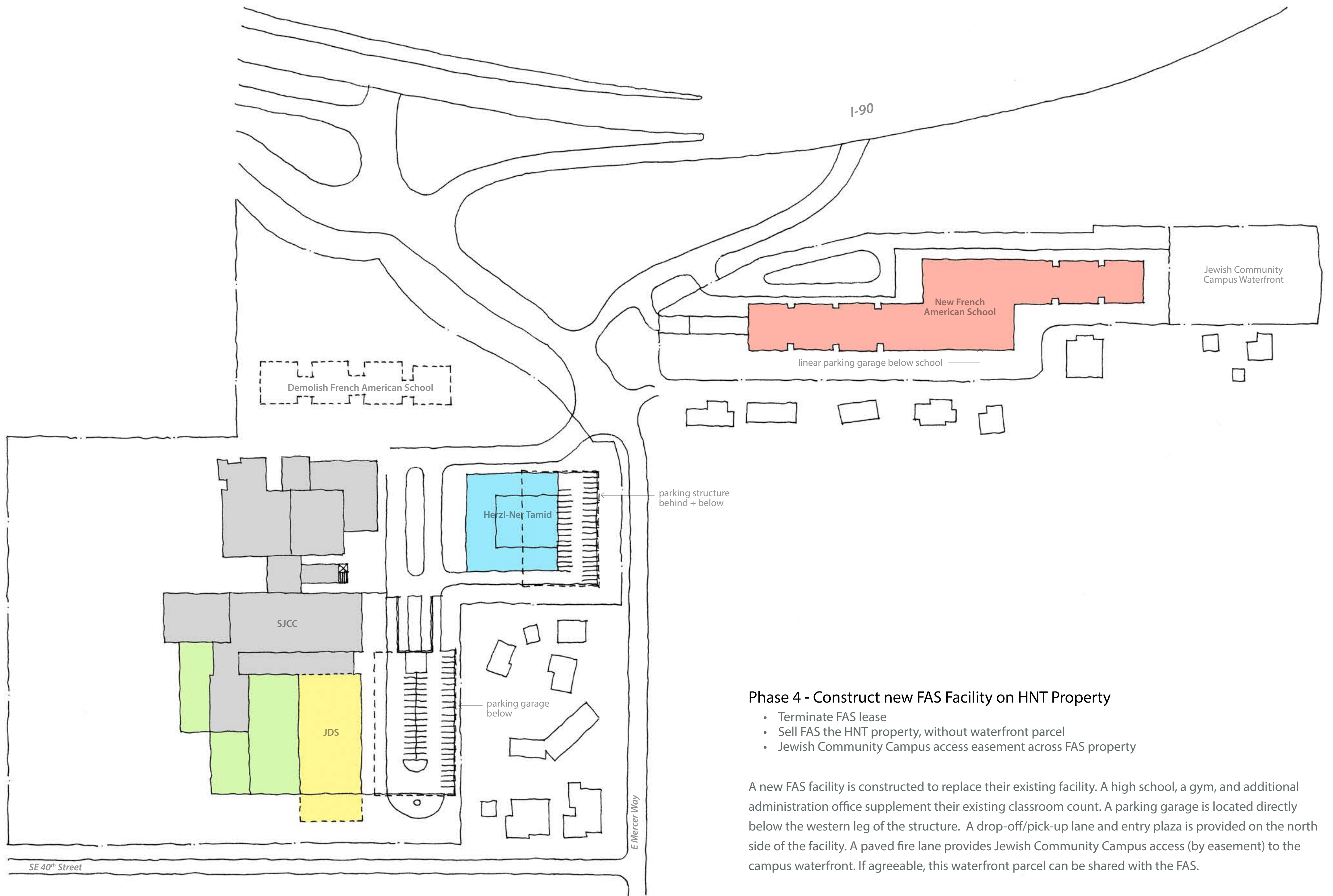
The key to the entire Jewish Community Campus is the early termination of the French American School (FAS) lease and the campus acquisition of the FAS 2-acre parcel located to the west of the SJCC. In order to entice the FAS to do so, HNT sells them their existing property to the east of East Mercer Way. HNT, or the campus, maintains ownership of a large waterfront parcel for recreation uses. This strategy resolves many issues for the campus. It alleviates the need to cross East Mercer Way to access HNT or campus facilities and in this manner dramatically reduces public safety issues, especially for children. It also promotes security by eliminating the need to secure two large parcels. With the trade/sale of the HNT parcel, the structures are demolished and preparation commences for the construction of a new FAS facility.

Concept Design for Potential Jewish Community Campus

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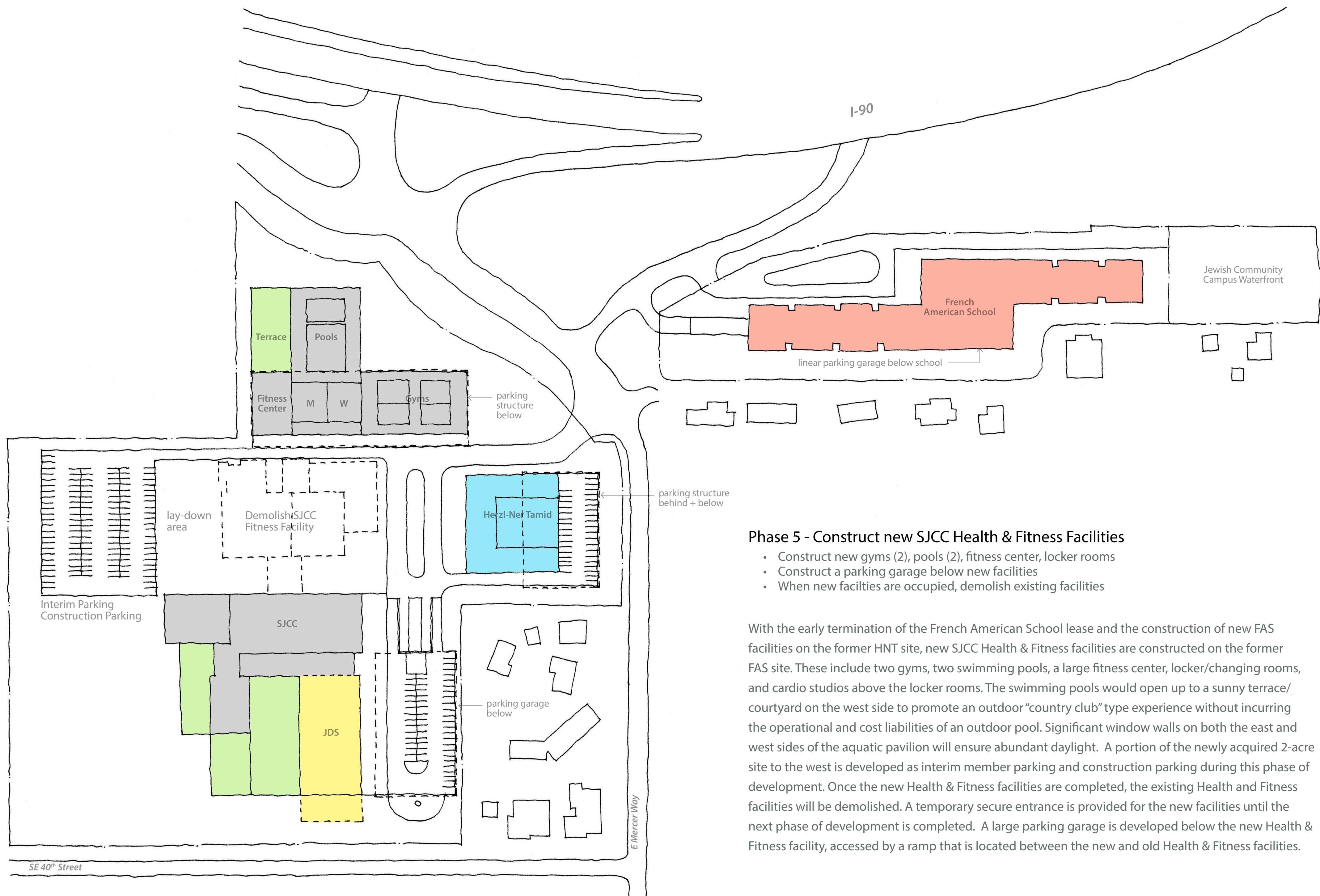
Phase 4 - Construct new FAS Facility on HNT Property

- Terminate FAS lease
- Sell FAS the HNT property, without waterfront parcel
- Jewish Community Campus access easement across FAS property

A new FAS facility is constructed to replace their existing facility. A high school, a gym, and additional administration office supplement their existing classroom count. A parking garage is located directly below the western leg of the structure. A drop-off/pick-up lane and entry plaza is provided on the north side of the facility. A paved fire lane provides Jewish Community Campus access (by easement) to the campus waterfront. If agreeable, this waterfront parcel can be shared with the FAS.

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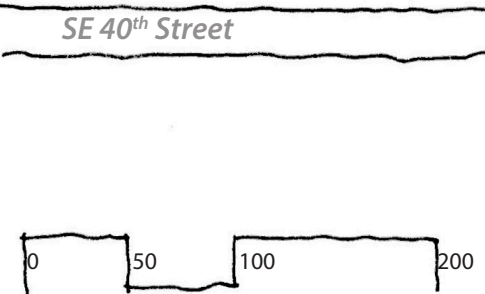
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Phase 5 - Construct new SJCC Health & Fitness Facilities

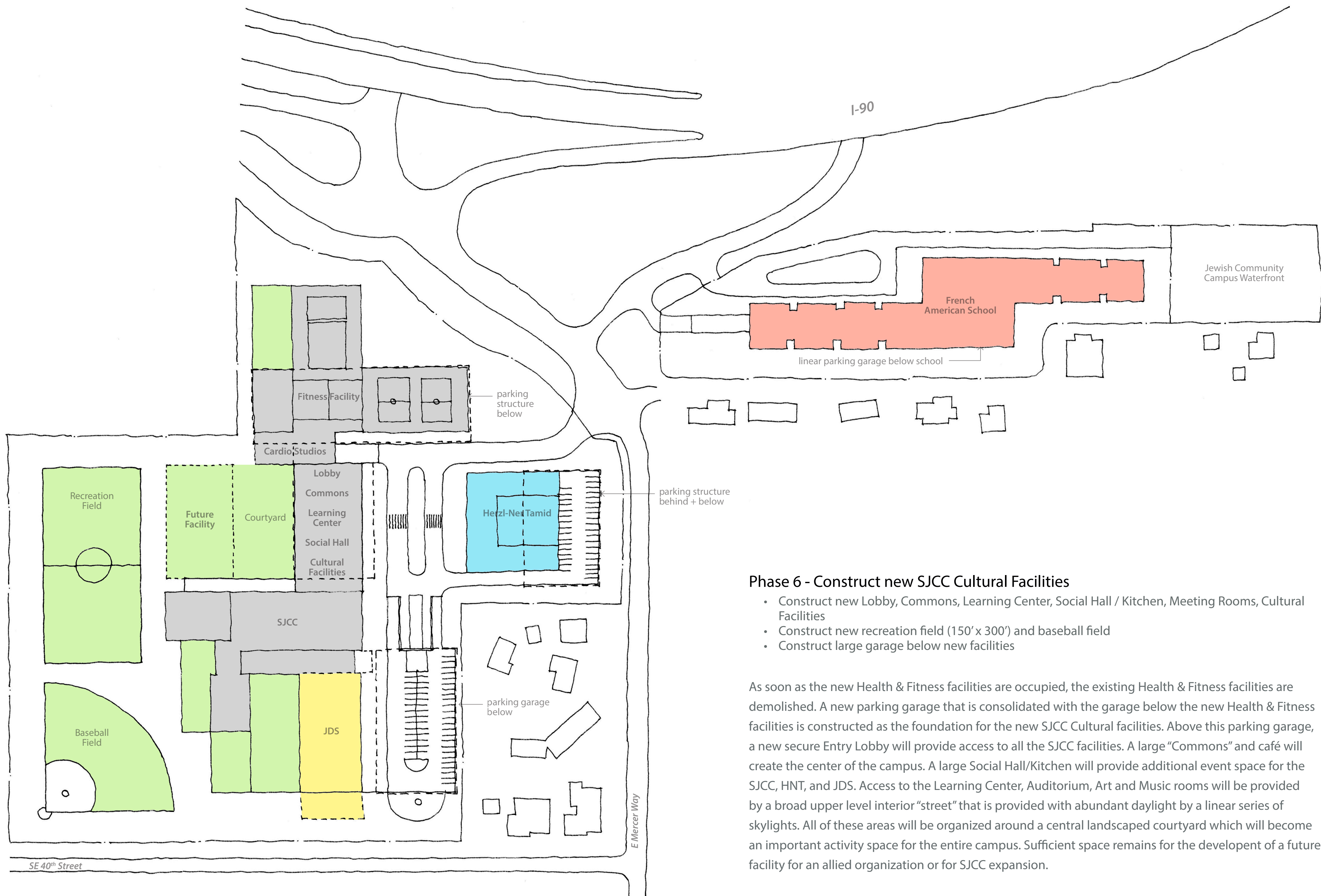
- Construct new gyms (2), pools (2), fitness center, locker rooms
- Construct a parking garage below new facilities
- When new facilities are occupied, demolish existing facilities

With the early termination of the French American School lease and the construction of new FAS facilities on the former HNT site, new SJCC Health & Fitness facilities are constructed on the former FAS site. These include two gyms, two swimming pools, a large fitness center, locker/changing rooms, and cardio studios above the locker rooms. The swimming pools would open up to a sunny terrace/courtyard on the west side to promote an outdoor “country club” type experience without incurring the operational and cost liabilities of an outdoor pool. Significant window walls on both the east and west sides of the aquatic pavilion will ensure abundant daylight. A portion of the newly acquired 2-acre site to the west is developed as interim member parking and construction parking during this phase of development. Once the new Health & Fitness facilities are completed, the existing Health and Fitness facilities will be demolished. A temporary secure entrance is provided for the new facilities until the next phase of development is completed. A large parking garage is developed below the new Health & Fitness facility, accessed by a ramp that is located between the new and old Health & Fitness facilities.



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Phase 6 - Construct new SJCC Cultural Facilities

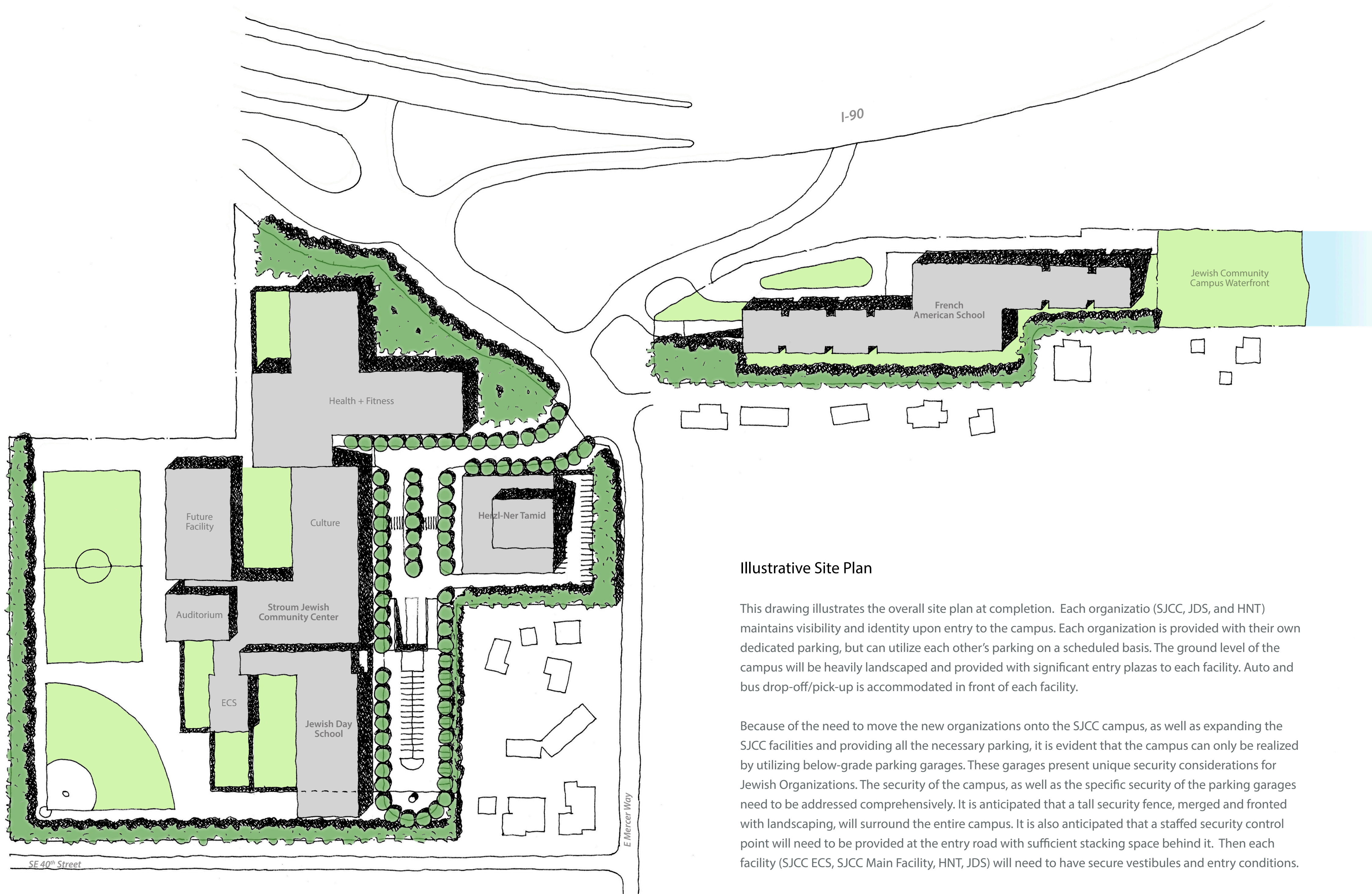
- Construct new Lobby, Commons, Learning Center, Social Hall / Kitchen, Meeting Rooms, Cultural Facilities
- Construct new recreation field (150' x 300') and baseball field
- Construct large garage below new facilities

As soon as the new Health & Fitness facilities are occupied, the existing Health & Fitness facilities are demolished. A new parking garage that is consolidated with the garage below the new Health & Fitness facilities is constructed as the foundation for the new SJCC Cultural facilities. Above this parking garage, a new secure Entry Lobby will provide access to all the SJCC facilities. A large "Commons" and café will create the center of the campus. A large Social Hall/Kitchen will provide additional event space for the SJCC, HNT, and JDS. Access to the Learning Center, Auditorium, Art and Music rooms will be provided by a broad upper level interior "street" that is provided with abundant daylight by a linear series of skylights. All of these areas will be organized around a central landscaped courtyard which will become an important activity space for the entire campus. Sufficient space remains for the development of a future facility for an allied organization or for SJCC expansion.

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Illustrative Site Plan

This drawing illustrates the overall site plan at completion. Each organization (SJCC, JDS, and HNT) maintains visibility and identity upon entry to the campus. Each organization is provided with their own dedicated parking, but can utilize each other's parking on a scheduled basis. The ground level of the campus will be heavily landscaped and provided with significant entry plazas to each facility. Auto and bus drop-off/pick-up is accommodated in front of each facility.

Because of the need to move the new organizations onto the SJCC campus, as well as expanding the SJCC facilities and providing all the necessary parking, it is evident that the campus can only be realized by utilizing below-grade parking garages. These garages present unique security considerations for Jewish Organizations. The security of the campus, as well as the specific security of the parking garages need to be addressed comprehensively. It is anticipated that a tall security fence, merged and fronted with landscaping, will surround the entire campus. It is also anticipated that a staffed security control point will need to be provided at the entry road with sufficient stacking space behind it. Then each facility (SJCC ECS, SJCC Main Facility, HNT, JDS) will need to have secure vestibules and entry conditions.

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EXHIBIT B

APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT

Proposed Application and Clear Description of Proposal:

This proposal affects three contiguous properties on Mercer Island located at 3801 E. Mercer Way (currently occupied by Stroum Jewish Community Center), 3700 E. Mercer Way (currently occupied by Herzl-Ner Tamid), and 3795 E. Mercer Way (currently occupied by French American School). The three properties together comprise approximately 18 acres.

The owners of the properties are interested in the possibility of working together to develop a comprehensive master plan to coordinate future development and improvement of the properties for continued private community facilities uses. The properties are currently designated on the Comprehensive Plan, and zoned, R-8.4, R-9.6, Band C-0. All three properties are proximate to the E. Mercer Way intersection with 1-90. See Exhibit C, Vicinity Map and Existing Site Plan.

There is currently no private community facilities category in the City's Comprehensive Plan or Zoning Code. The applicants propose an Amendment to the City's Comprehensive Plan and Zoning Code to create a new Private Community Facilities designation that will enable the applicants to work with each other and with the City to develop a master plan for phased development of existing and future private community facilities on the properties, encompassing private school, religious institution, and non-profit community and recreational facilities. The applicants propose that these Plan and Zoning changes would accommodate flexible design and dimensional standards to encourage superior site and building design outcomes.

(a) How is the proposed amendment consistent with the Growth Management Act, the county-wide planning policies, and the other provisions of the Comprehensive Plan and City policies?

The proposed amendment is consistent with the Growth Management Act, RCW 36.70A, because it will facilitate development of private community facilities, including community centers, recreational facilities, schools and educational uses, serving Mercer Island urban residents within the urban area. Allowing comprehensive master planning of the properties will facilitate the efficient use of land. The proposed amendments are consistent with the county-wide planning policies for the same reasons.

The proposed amendments will further encourage and implement the City's Comprehensive Plan, in particular Land Use Goal 17.4, which recognizes that "social and recreation clubs, schools and religious institutions are predominantly located in single family residential areas of the Island," and that "development regulation should reflect the desire to retain valuable and healthy social, recreational, educational, and religious organizations as community assets which are essential for the mental, physical and spiritual health of Mercer Island."

(b) Is there an obvious technical error in the information contained in the Comprehensive Plan, or does the amendment address changing circumstances of the City as a whole?

The existing Comprehensive Plan does not have a designation for Private Community Facilities. Adding such a designation and applying it to the properties owned by the applicants

will correct a deficiency in the current Comprehensive Plan and assist in the implementation of Land Use Goal 17.4.

(c) Is the amendment directed at a specific property? If so, address the following questions:

1. Is the amendment compatible with the adjacent land use and development pattern?

Yes. The properties are adjacent to 1-90 to the north, and residential zoned properties to the south, east and west. The uses proposed have been present on the site for many years and are recognized in the Comprehensive Plan as consistent with being located in single family residential areas of the Island. Land Use Goal 17.4

2. Is the property suitable for development in conformance with the standards under the potential zoning?

Yes. The properties are already developed for private community facilities. The amendments, if adopted, will ensure superior site planning and phased development with standards adopted to address pertinent City policies and priorities.

3. Will the amendment benefit the community as a whole and not adversely affect community facilities or the public health, safety, and general welfare.

The amendment will benefit the community as a whole and the public welfare by facilitating the renovation and improvement of site planning for the properties to serve as resources for the recreational, educational, and spiritual needs of Mercer Island.