



DEVELOPMENT SERVICES GROUP

9611 SE 36TH ST., MERCER ISLAND, WA 98040
(206) 275-7605

TO: Planning Commission

FROM: Nicole Gaudette, Senior Planner

DATE: June 6, 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 provided an introduction to the Planning Commission. The purpose of this introductory meeting provided an: 1) overview of the proposed legislative actions; 2) described the “concept” for the site that the applicant is proposing; and 3) solicited 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 these sites.

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 code 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

CPA17-002 – SJCC / FASPS / Herzl-Ner Tamid Comprehensive Plan Amendment

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 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.

Comprehensive Plan Amendment Goals and Policies

The applicant has provided draft goals and policies (Exhibit C) to be added to the Land Use chapter of the city's Comprehensive Plan. We will review these draft goals and policies at this meeting. One, or all, or any number of the draft goals and policies can be recommended to move forward towards final draft for adoption. The draft goals and policies can be modified by the planning commission to reflect the interests of the city. Current goals and policies of the Land Use chapter of the Comprehensive Plan have been provided for your reference (Exhibit D).

Criteria

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?

Process

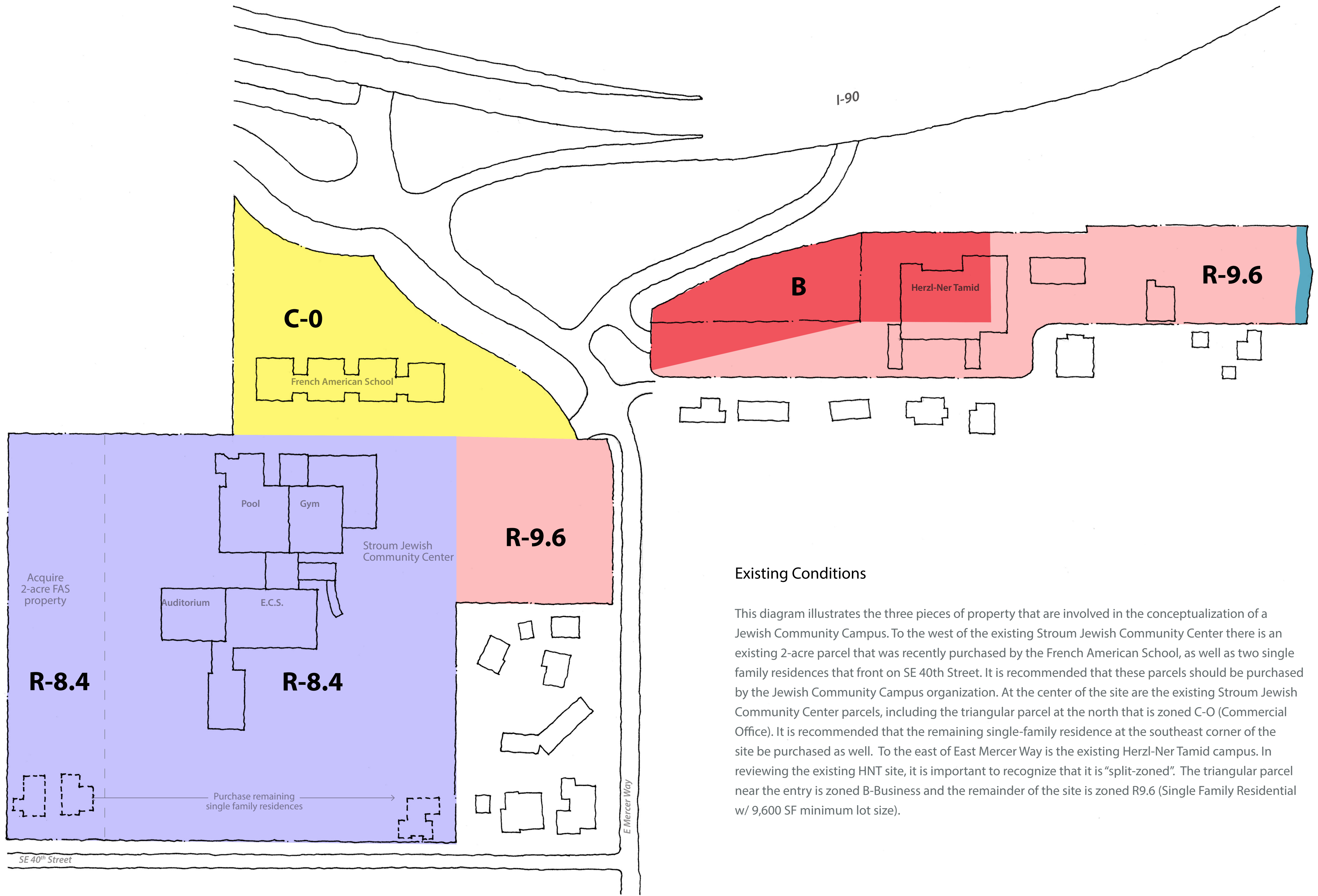
A comprehensive plan amendment is a legislative action. The final proposal will be brought to the Planning Commission at a public hearing to obtain comments. Following the close of the hearing, the Planning Commission will deliberate and vote on a recommendation to the City Council who will make the final decision on the proposed amendments.

Recommended Action

Discuss the draft goals and policies of the Comprehensive Plan amendment taking into consideration the presentations by staff and the applicants, and comments from the public. Provide a recommendation to staff regarding which draft goals and policies should be moved forward in the process to be considered for adoption into the Comprehensive Plan, with or without recommended changes.

Exhibits:

- A. Initial Concept Plans
- B. Initial Narrative
- C. Draft Goals and Policies
- D. Land Use Goals and Policies of the Comprehensive Plan

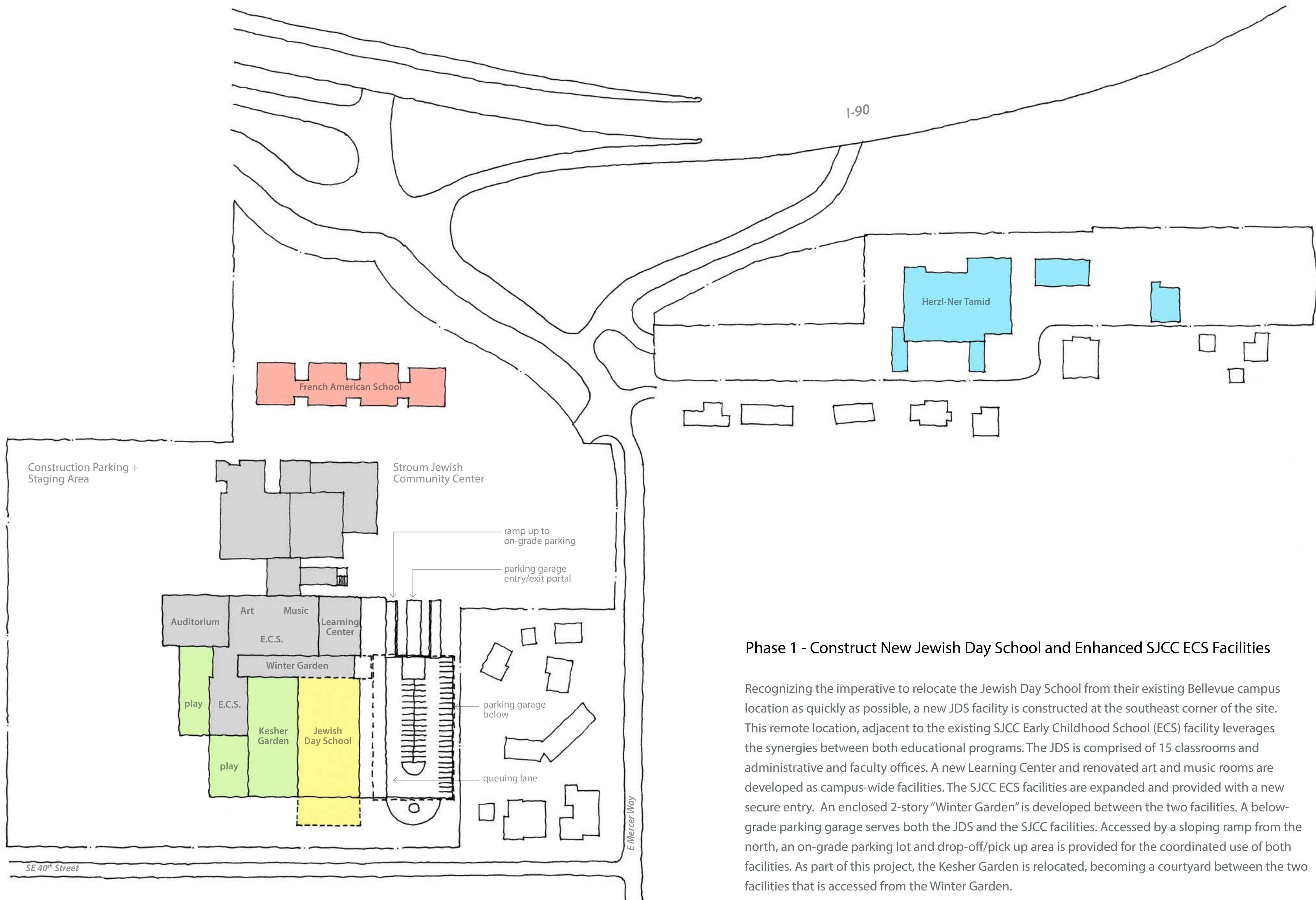


Existing Conditions

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

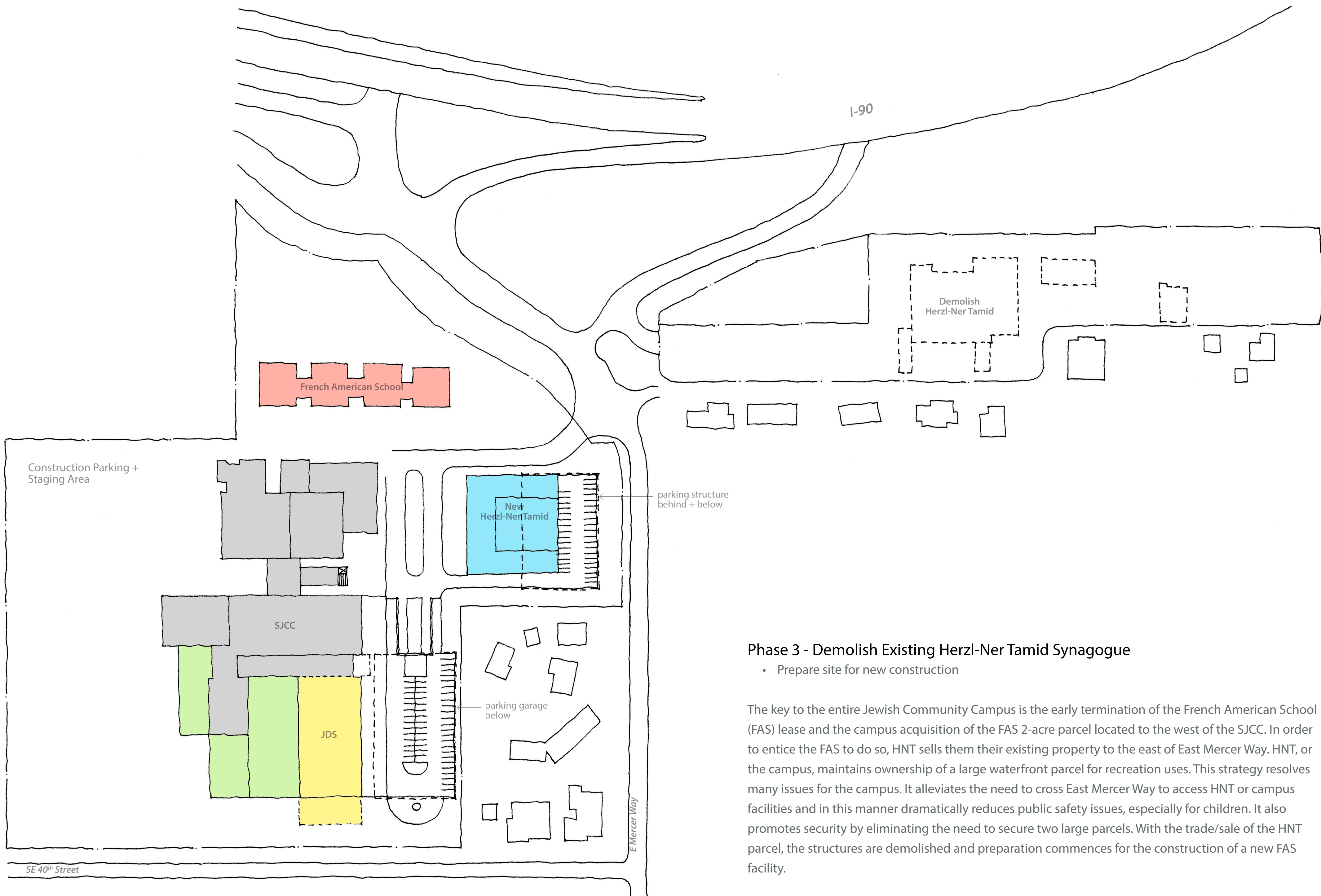
- New Sanctuary, Chapel, Social Hall, Kitchen
- New Parking Structure

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

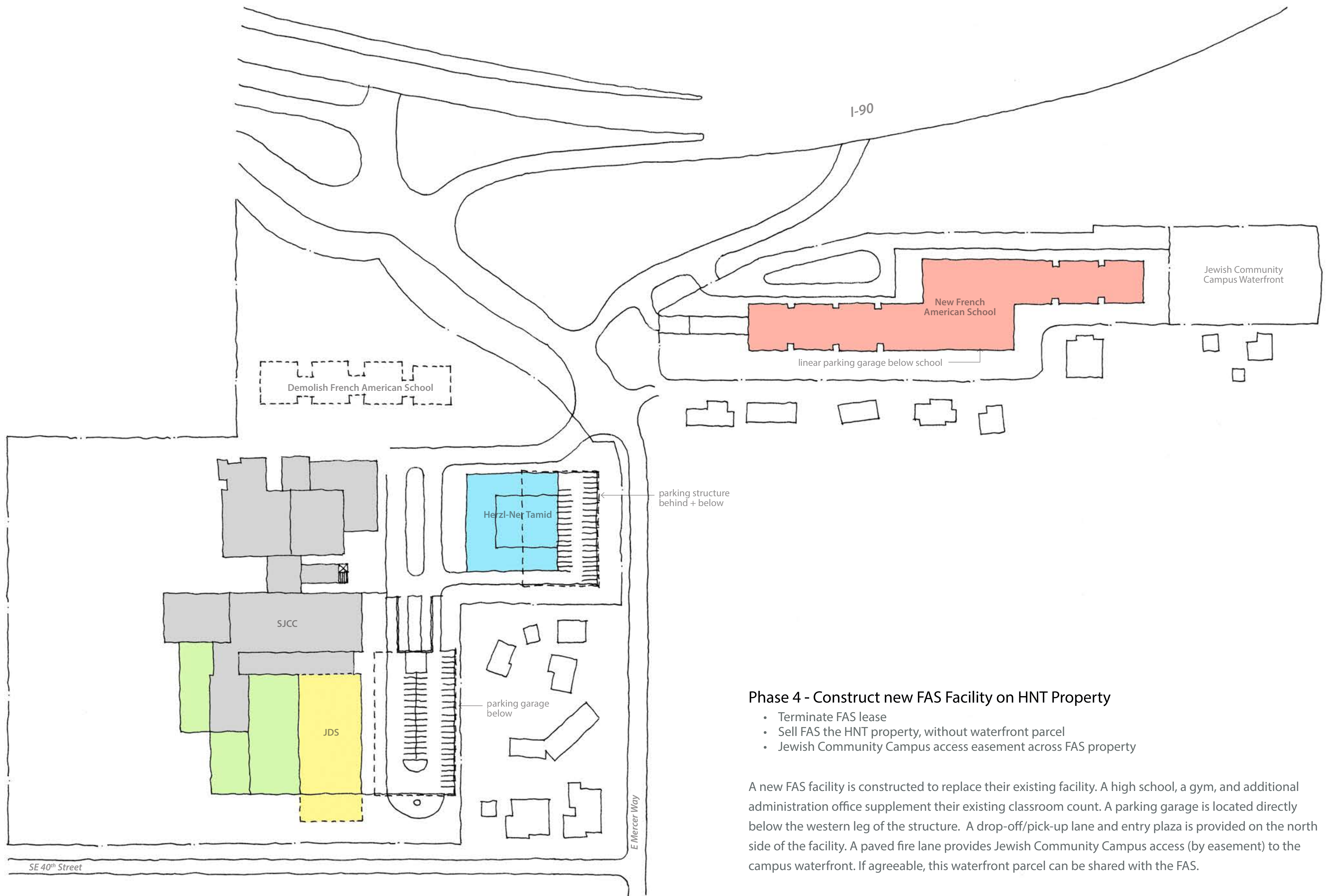
- Prepare site for new construction

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.

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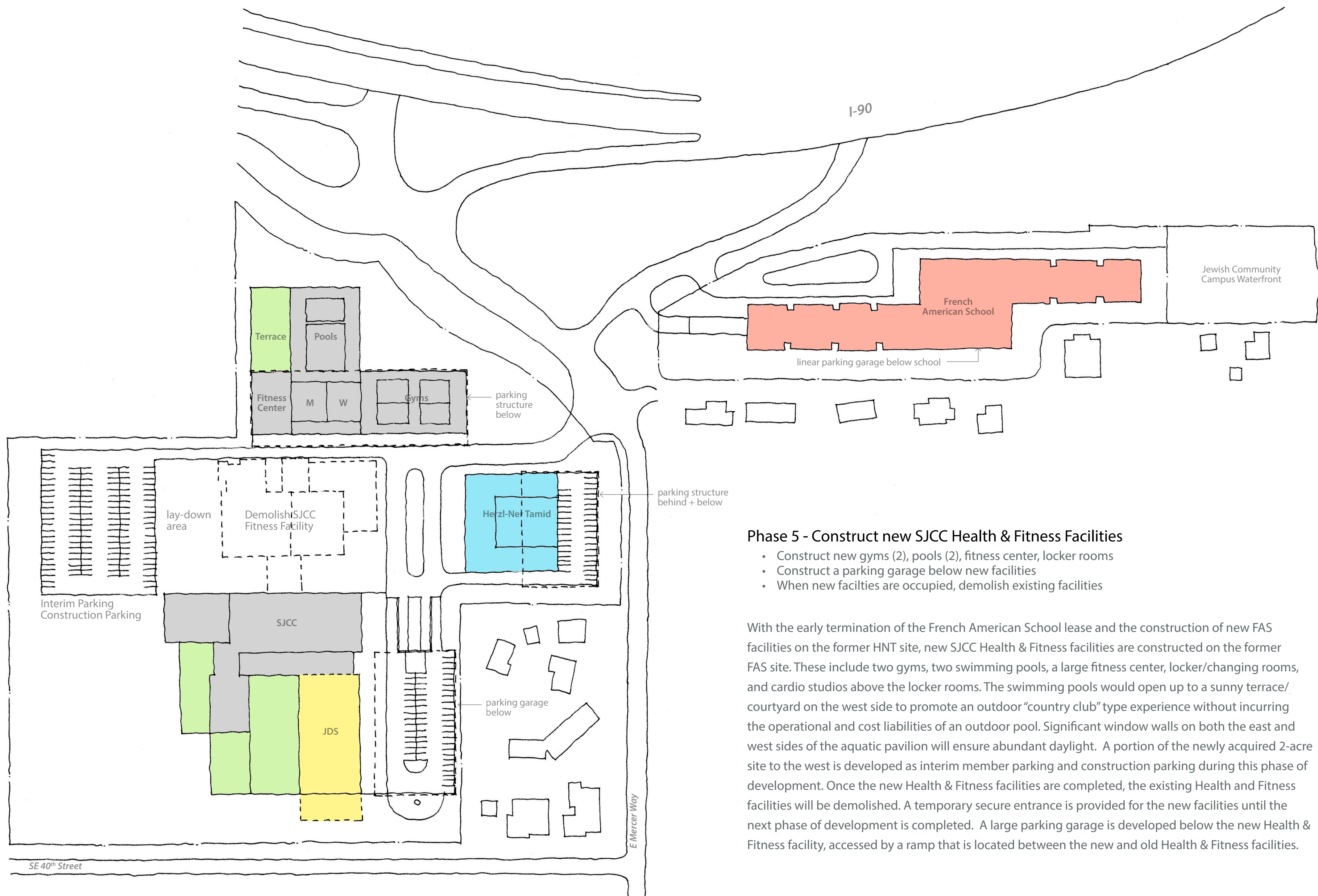
Phase 4 - Construct new FAS Facility on HNT Property

- 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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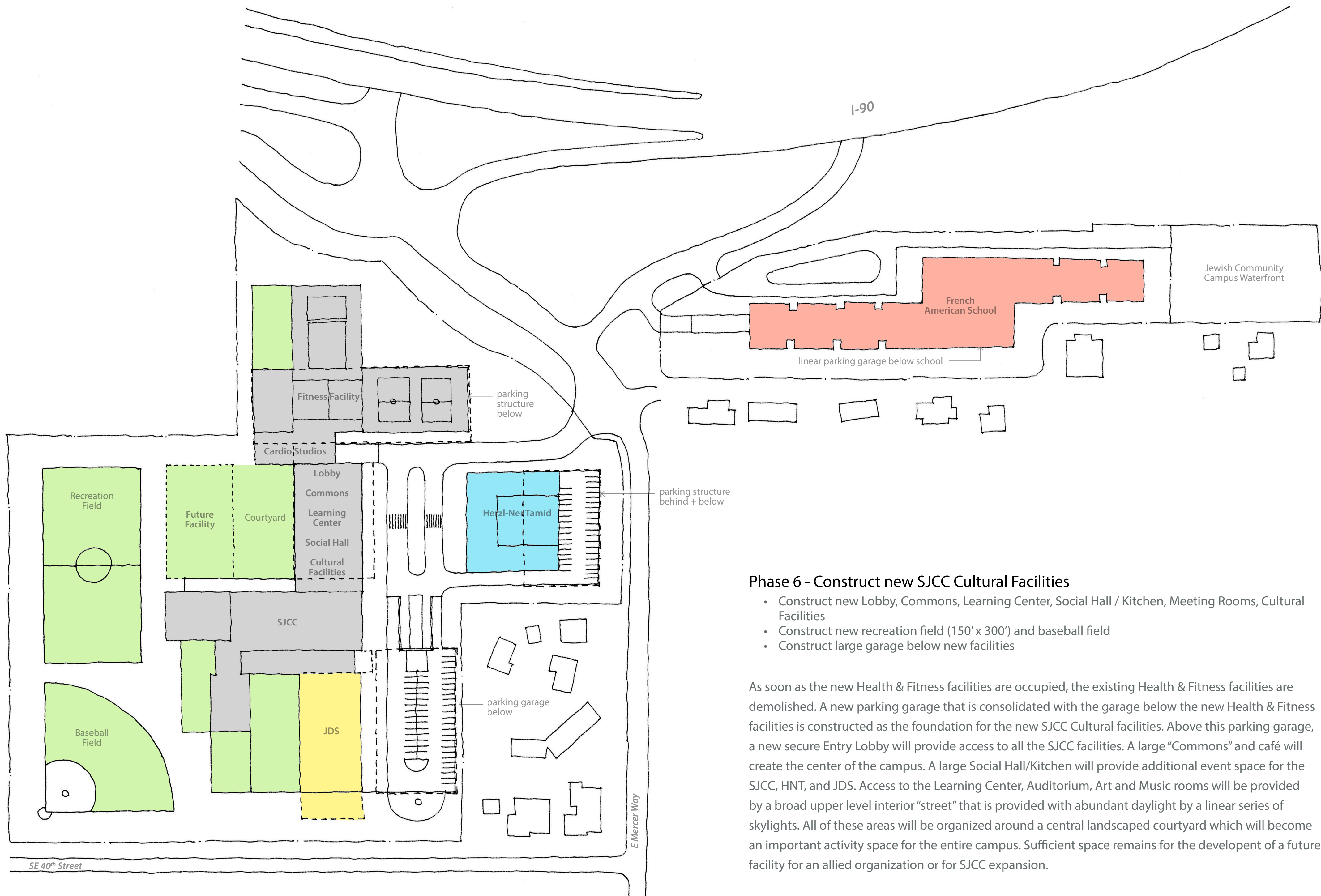
Phase 5 - Construct new SJCC Health & Fitness Facilities

- 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

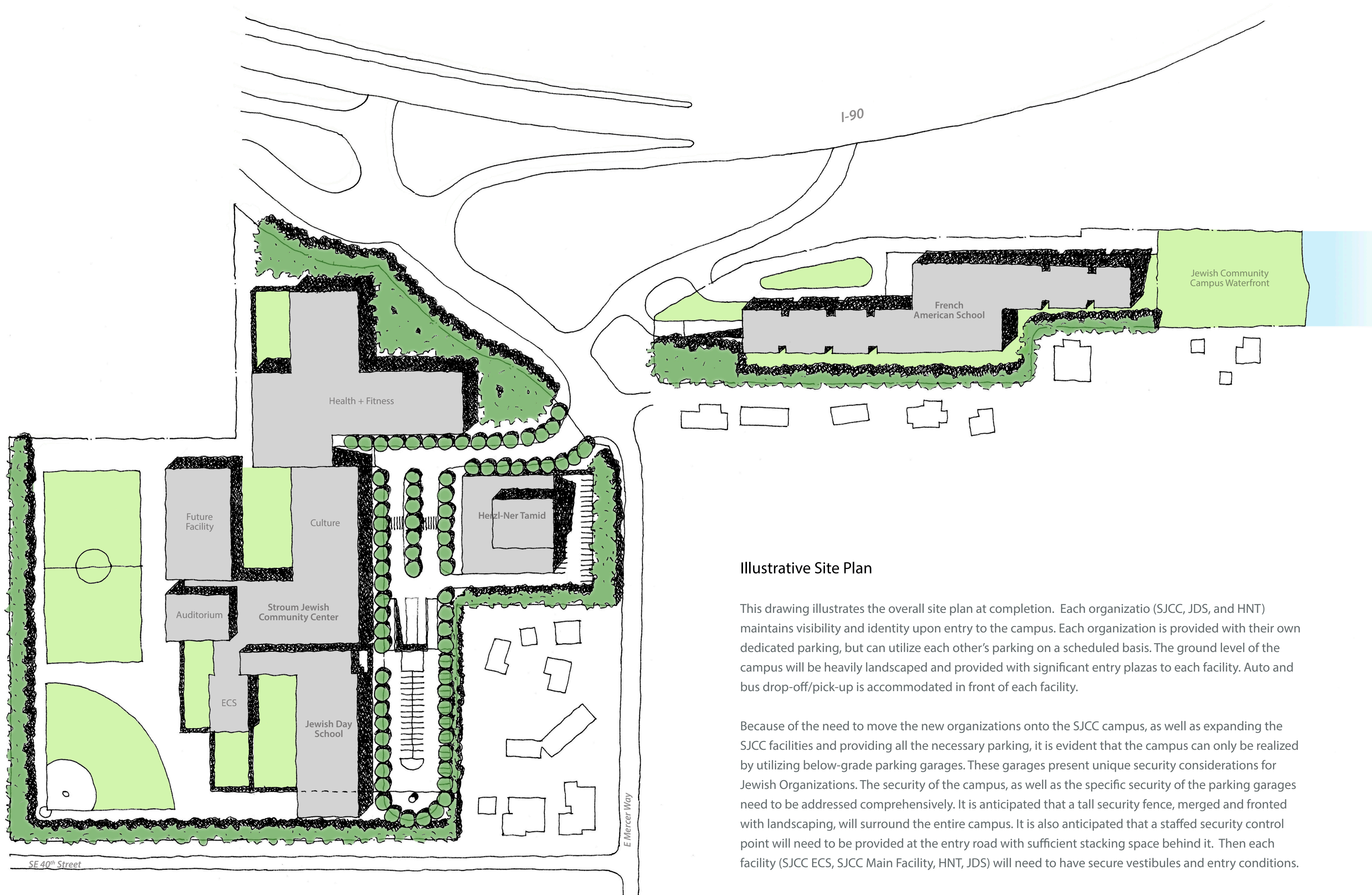
- Construct new Lobby, Commons, Learning Center, Social Hall / Kitchen, Meeting Rooms, Cultural Facilities
- Construct new recreation field (150' x 300') and baseball field
- Construct large garage below new facilities

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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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.

Draft Goals and Policies for the Proposed Community Facilities Zone

1. Staff suggests adding the following item to the existing list on page 10 of the Land Use chapter of the comprehensive plan.

IV. LAND USE ISSUES

Outside the Town Center

8. The community needs to accommodate community facilities that support the physical, mental and spiritual health of Mercer Island.

2. Staff suggests adding at least one, or any number of the following goals and policies, to Section V. LAND USE POLICIES, Outside the Town Center, starting on Page 18 of the Land Use chapter of the comprehensive plan.

Goal:

A Private Community Facilities Zone zoning designation should be added to the City Zoning Code to enable the co-location of private community facilities utilizing master planning techniques, and accommodating flexible design and dimensional standards, to encourage superior site and building design outcomes.

Policy:

Establish general standards regarding aesthetics, height, and other development standards for community facilities which ensure compatibility of design, construction and scale, and minimize the impact of these facilities on surrounding uses.

Policy:

Establish land use regulations to address appropriate mitigation of transportation and parking impacts.

Policy:

Establish general standards to ensure that the public is provided with safe and functional community facilities.

Policy:

Establish the opportunity to provide for community facility improvements and additions that will further local and regional goals and implement Mercer Island's Comprehensive Plan.

Policy:

Residential uses, including senior housing, affordable housing, workforce housing, and special needs housing, should be allowed when compatible in the community facilities zone.

Policy:

Community facilities are most appropriately located in the general vicinity of existing facilities.

Policy:

All activities in the CF zone are subject to design review and supplemental design guidelines may be adopted.

Current Comprehensive Plan Land Use Goals and Policies

IV. LAND USE ISSUES

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 units are allowed by City zoning regulations, and offer a way to add housing capacity to single family residential zones without disrupting the character.
- 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

Outside the Town Center

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

15.1 Existing land use policies, which strongly support the preservation of 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.

15.2 Residential densities in single family areas will generally continue to occur at 3 to 5 units per acre, commensurate with current zoning. However, some adjustments may be made to allow the development of innovative housing types, such as accessory dwelling units and compact courtyard homes 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 as multi-family zones.

15.4 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 landfills, correctional facilities, zoos and airports. Compatible permitted uses such as education, recreation, open spaces, government social services and religious activities will be encouraged.

GOAL 16: Achieve additional residential capacity in single family zones through flexible land use techniques.

16.1 Use existing housing stock to address changing population needs. Accessory housing units and shared housing opportunities should be considered in order to provide affordable housing, relieve tax burdens, and maintain existing, stable neighborhoods.

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 single-family districts subject to specific development and owner occupancy standards.

16.5 Infill development on vacant or under-utilized sites should occur outside of critical areas and ensure that the infill is compatible with the surrounding neighborhoods.

GOAL 17: With the exception of allowing residential development, commercial designations and permitted uses under current zoning will not change.

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 zone are subject to design review and supplemental design guidelines may be adopted.

17.3 Inclusion of a range of residential densities should be allowed when compatible in the Commercial Office (CO) zones. Through rezones or changes in zoning district regulations, multi-family residences should be allowed in all commercial zones where adverse impacts to surrounding areas can be minimized. Housing should be used to create new, vibrant neighborhoods.

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.

Parks and Open Space Policies

GOAL 19: Continue to maintain the Island's unique quality of life through open space preservation, park and trail development and well-designed public facilities.

19.2 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.

19.3 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.

19.4 View preservation actions should be balanced with the efforts to preserve the community's natural vegetation and tree cover.

19.5 Future land use decisions should encourage the retention of private club recreational facilities as important community assets.

19.6 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.

19.7 Provide a system of attractive, safe, and functional parks, and park facilities.

19.8 Preserve natural and developed open space environments and trails for the benefit of all existing and future generations.

19.9 Provide a broad representation of public art through cooperation with the Mercer Island Arts Council.

19.10 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.

19.11 Promptly investigate open space acquisition opportunities as they become available.

19.12 Pursue state and federal grant funding for parks and open space improvements.

19.13 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.

VI. ACTION PLAN

GOAL 1: To implement land use development and capital improvement projects consistent with the policies of the comprehensive plan.

1.1 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.

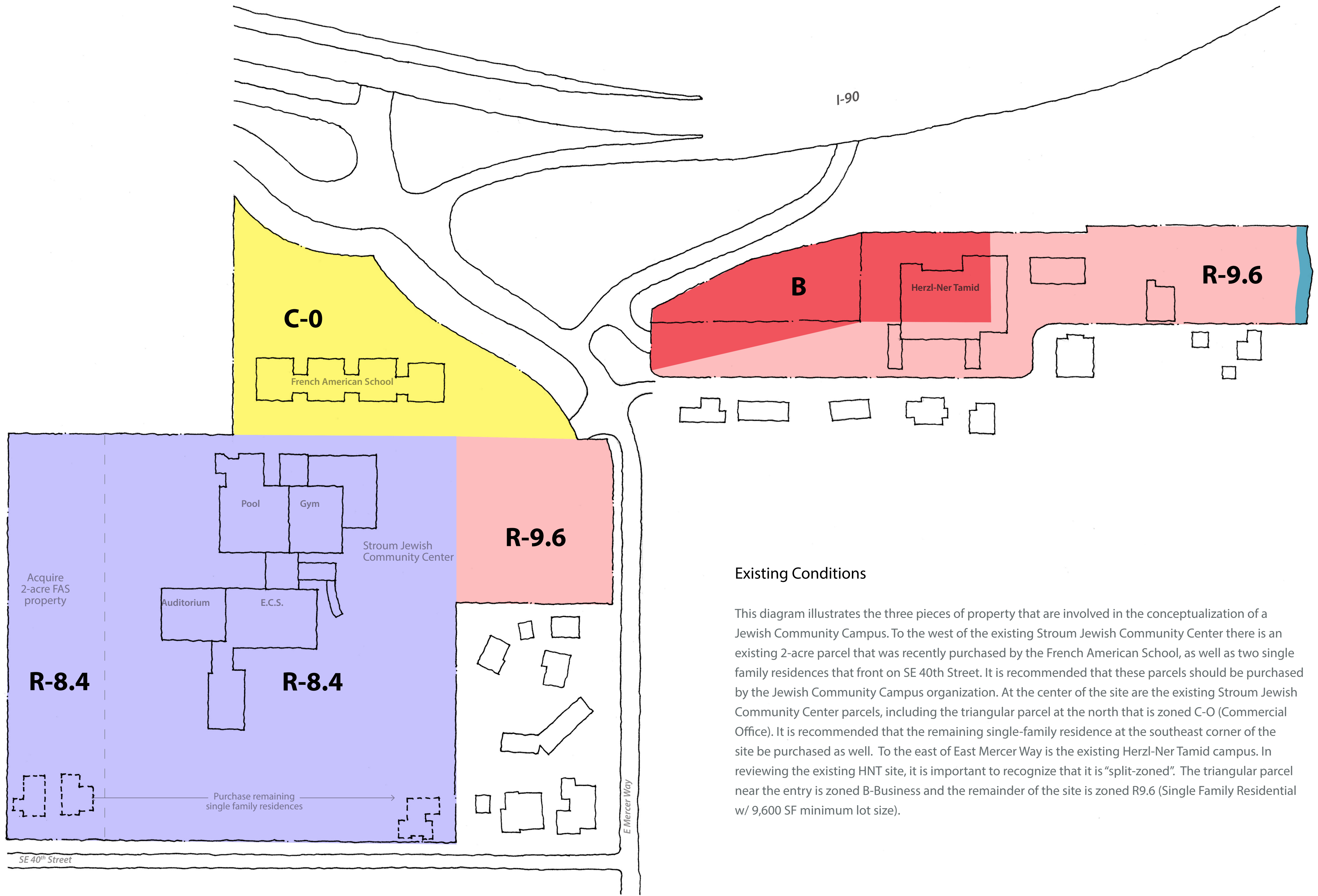
1.2 To create opportunities for housing, multi-modal transportation, and development consistent with the City's share of regional needs.

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

1.4 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.

1.5 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.

1.6 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.

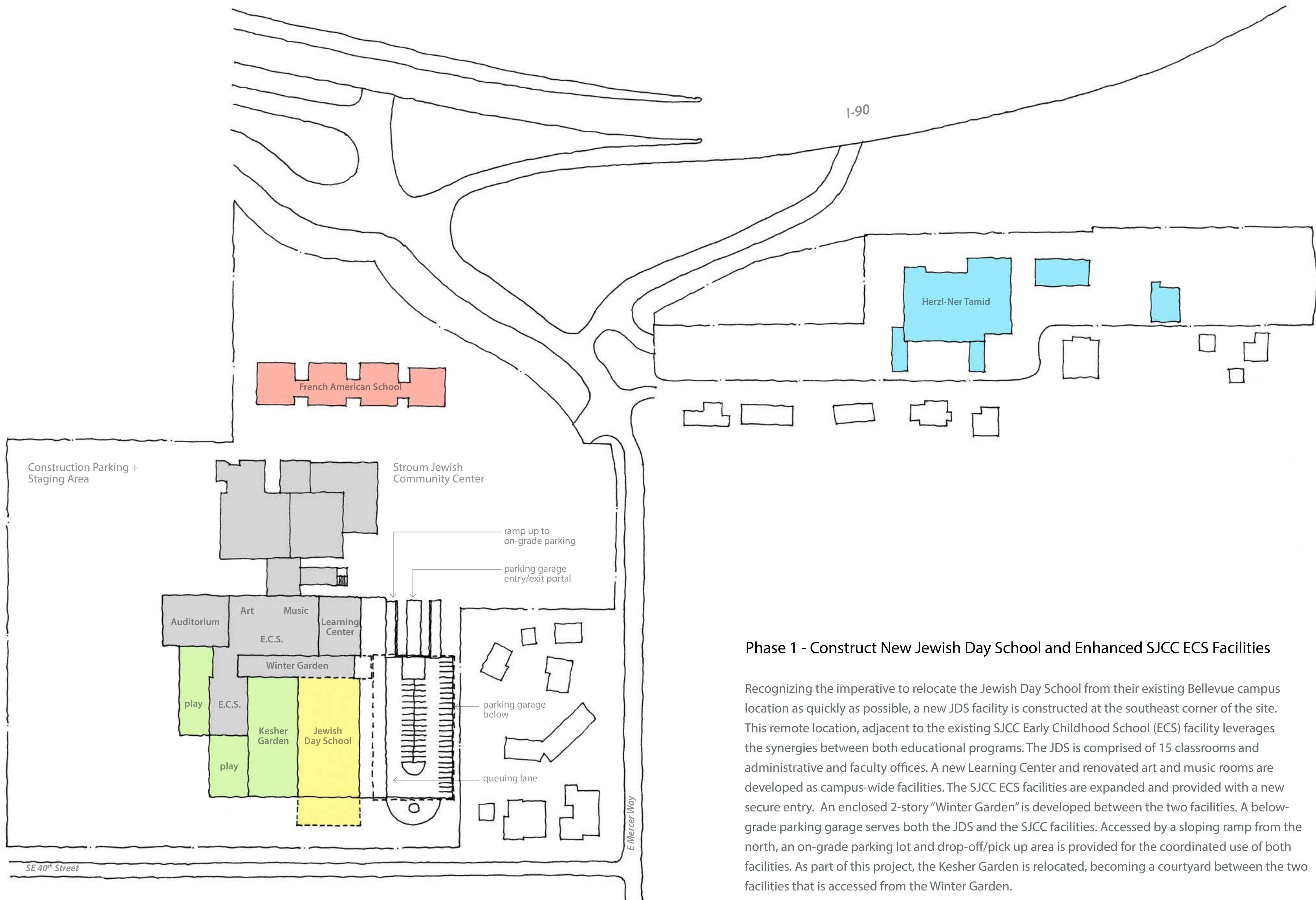


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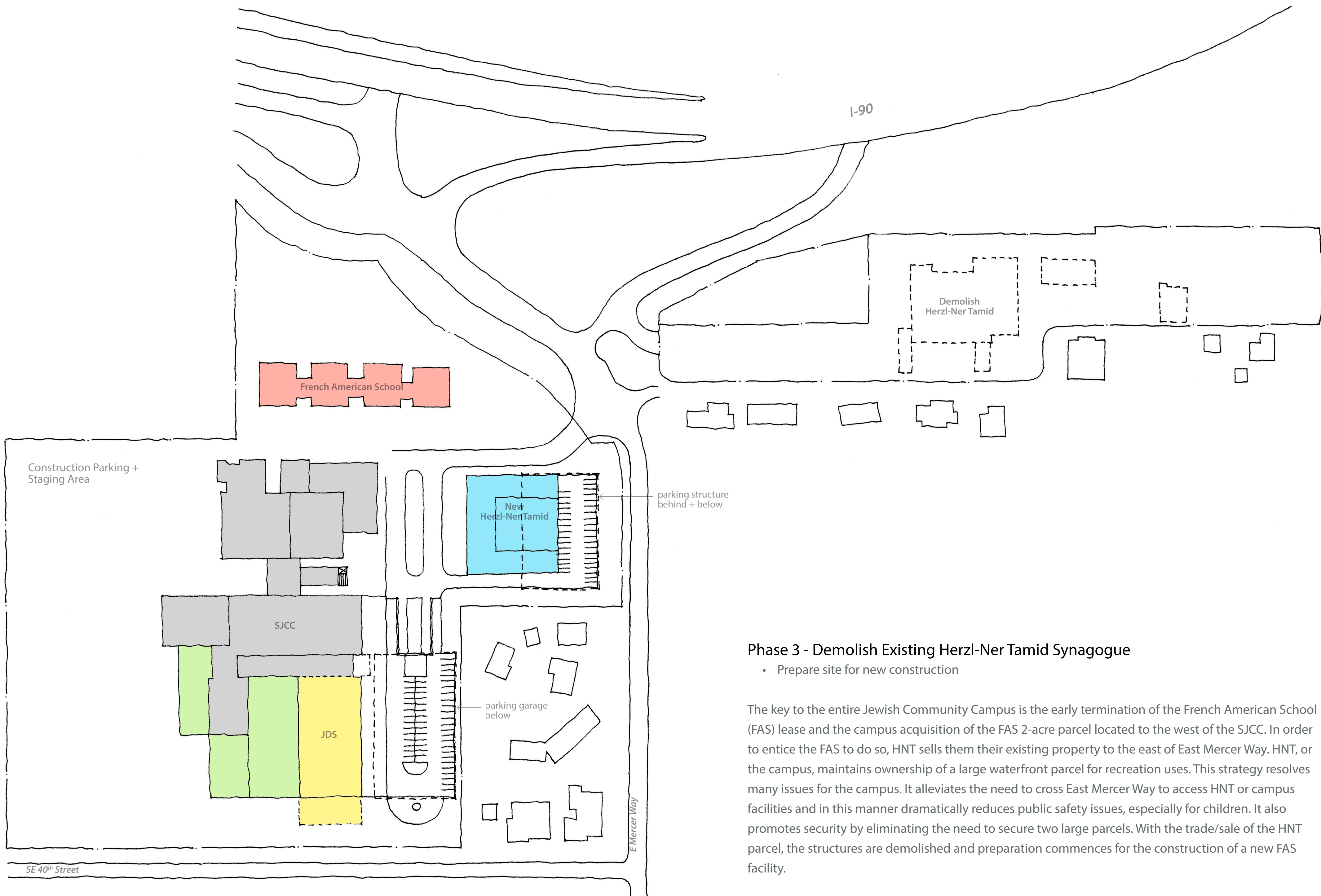
- New Sanctuary, Chapel, Social Hall, Kitchen
- New Parking Structure

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

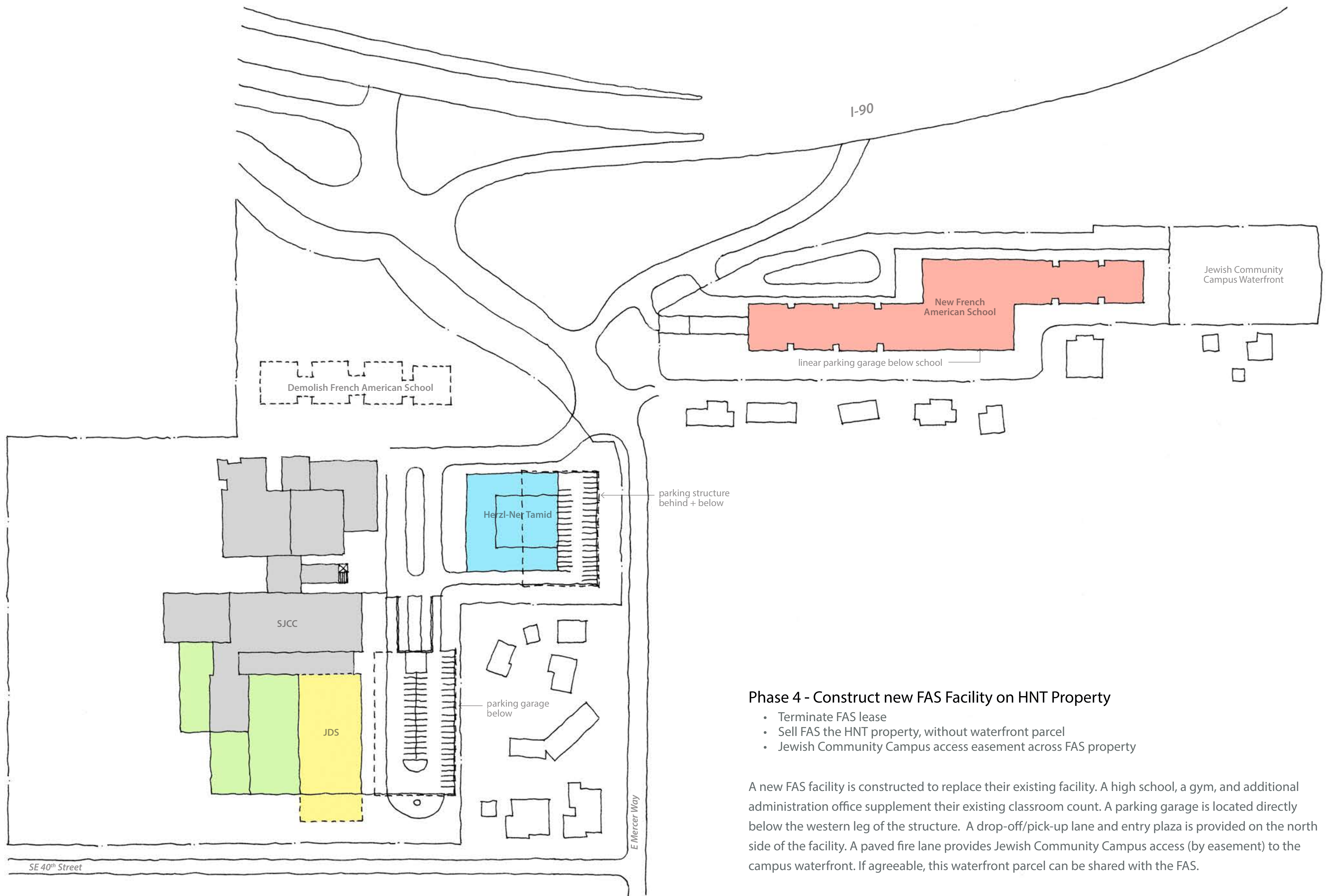
- Prepare site for new construction

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.

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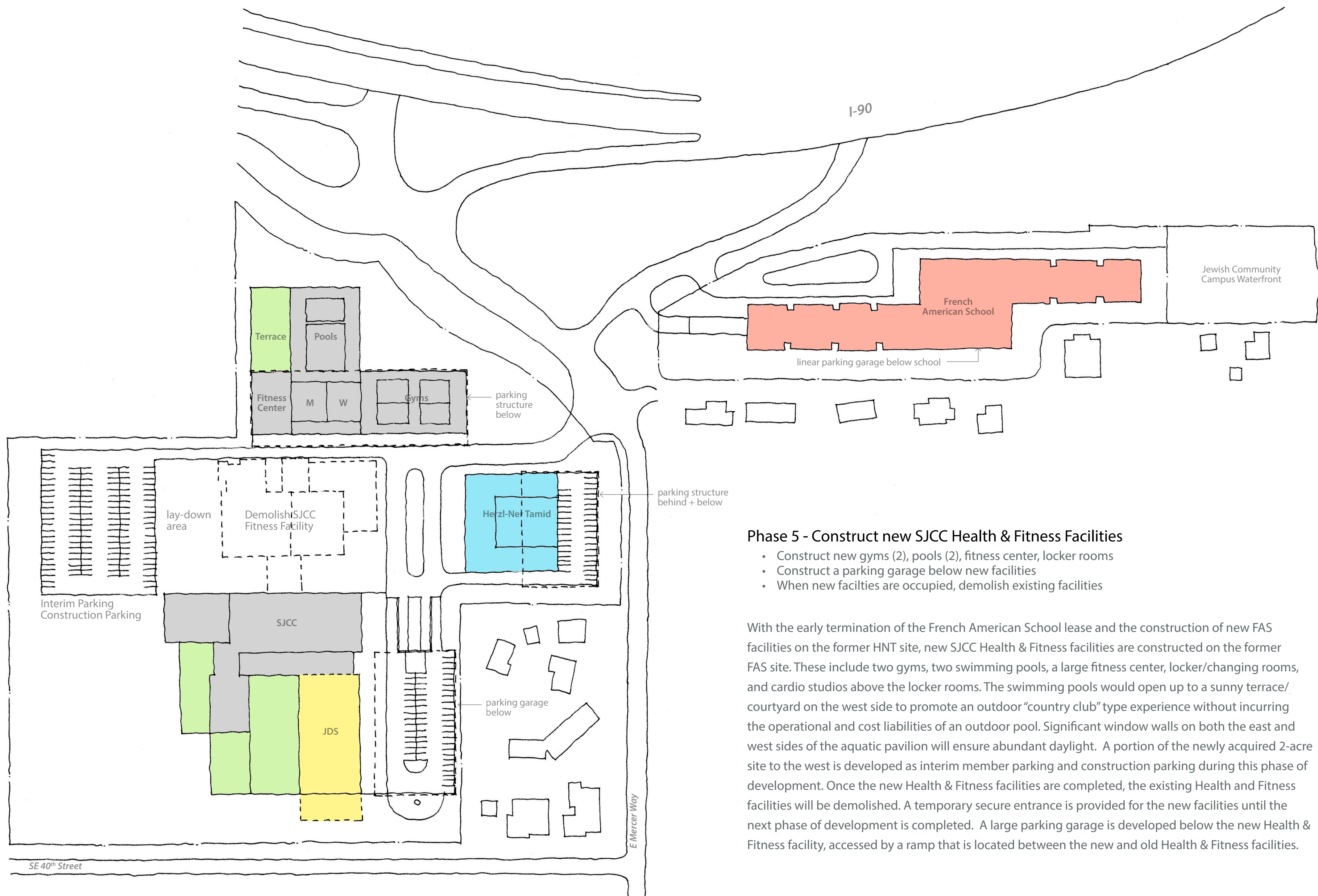
Phase 4 - Construct new FAS Facility on HNT Property

- 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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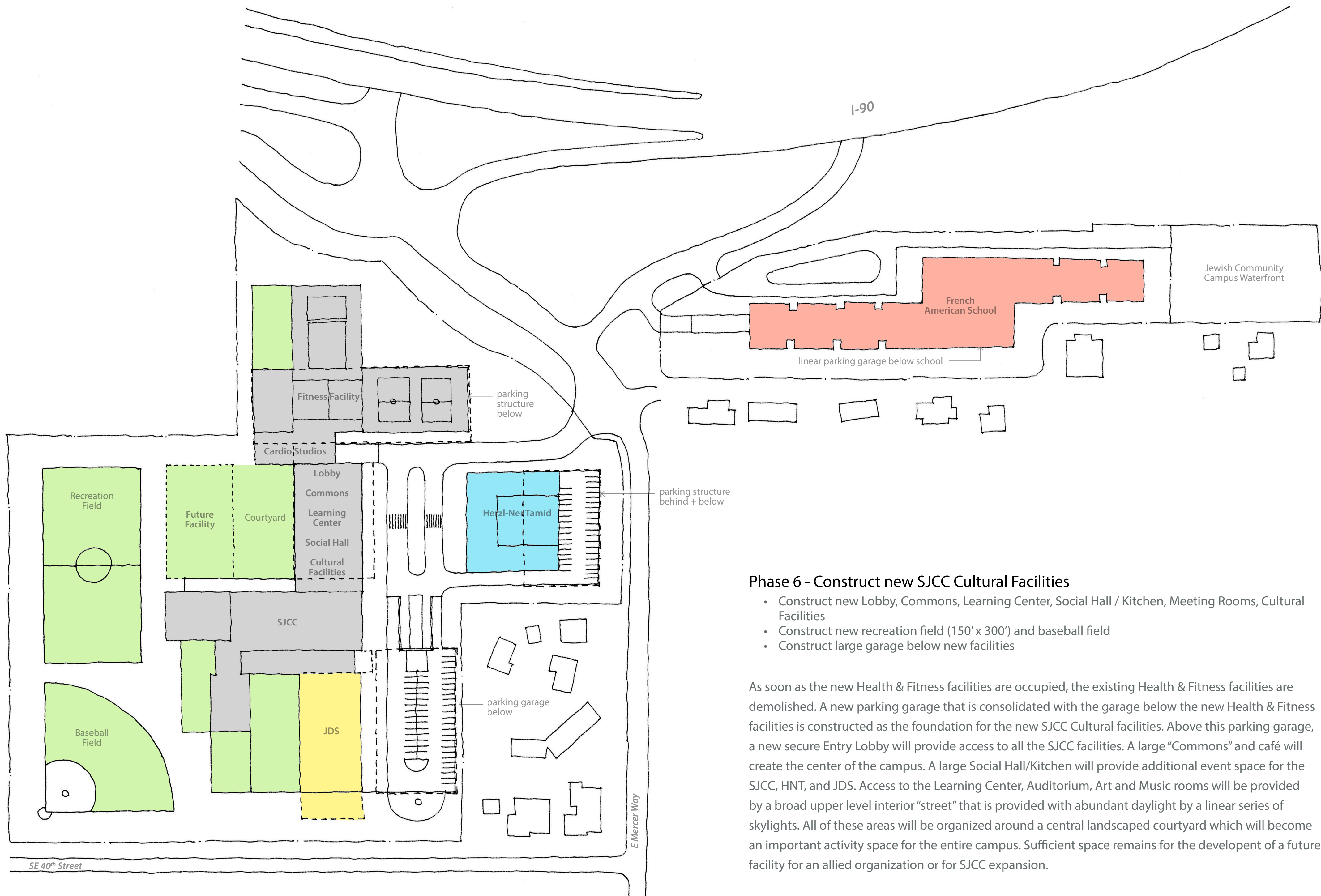
Phase 5 - Construct new SJCC Health & Fitness Facilities

- 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

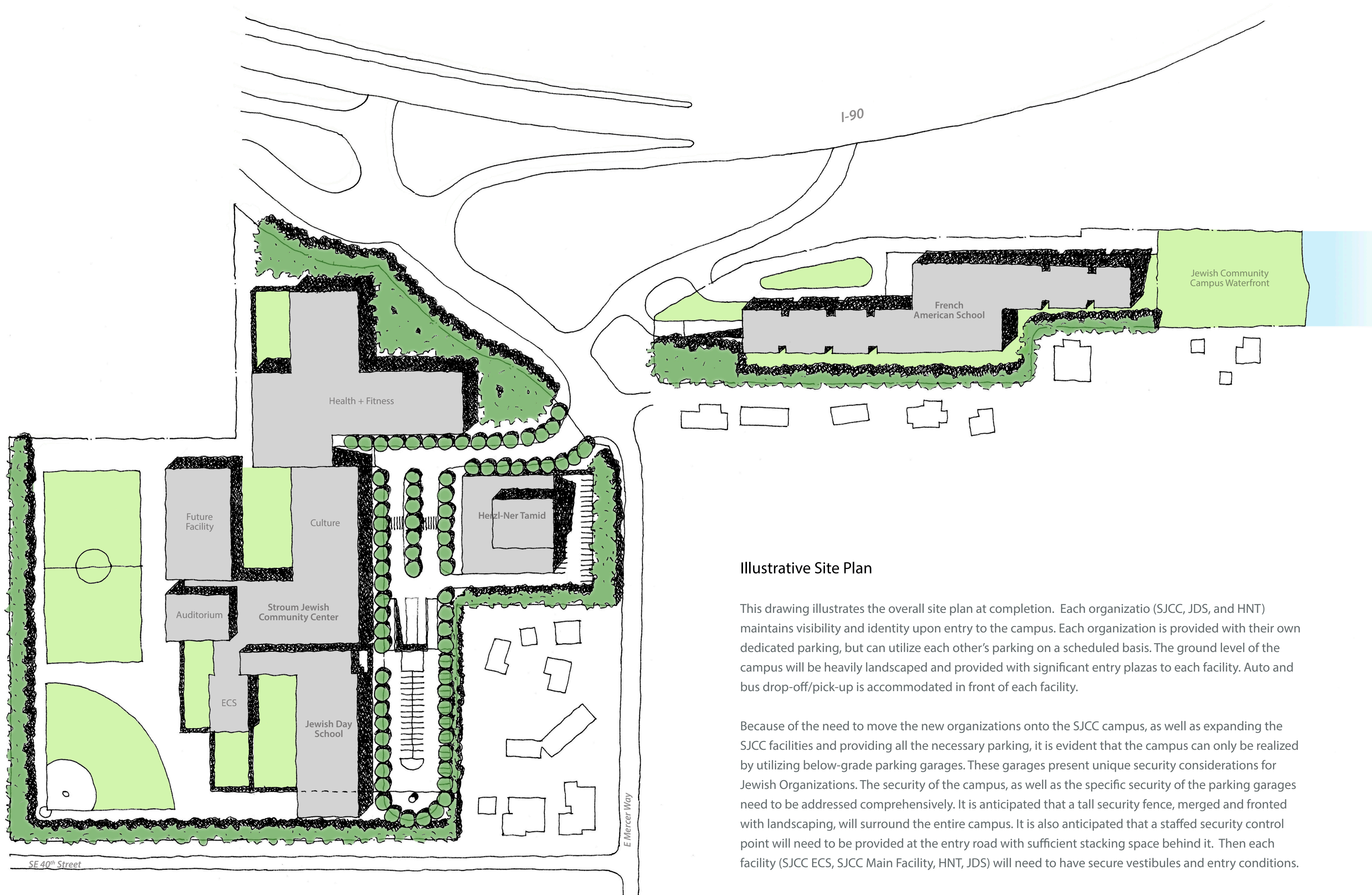
- Construct new Lobby, Commons, Learning Center, Social Hall / Kitchen, Meeting Rooms, Cultural Facilities
- Construct new recreation field (150' x 300') and baseball field
- Construct large garage below new facilities

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.

Concept Design for Potential Jewish Community Campus

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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.

Draft Goals and Policies for the Proposed Community Facilities Zone

1. Staff suggests adding the following item to the existing list on page 10 of the Land Use chapter of the comprehensive plan.

IV. LAND USE ISSUES

Outside the Town Center

8. The community needs to accommodate community facilities that support the physical, mental and spiritual health of Mercer Island.

2. Staff suggests adding at least one, or any number of the following goals and policies, to Section V. LAND USE POLICIES, Outside the Town Center, starting on Page 18 of the Land Use chapter of the comprehensive plan.

Goal:

A Private Community Facilities Zone zoning designation should be added to the City Zoning Code to enable the co-location of private community facilities utilizing master planning techniques, and accommodating flexible design and dimensional standards, to encourage superior site and building design outcomes.

Policy:

Establish general standards regarding aesthetics, height, and other development standards for community facilities which ensure compatibility of design, construction and scale, and minimize the impact of these facilities on surrounding uses.

Policy:

Establish land use regulations to address appropriate mitigation of transportation and parking impacts.

Policy:

Establish general standards to ensure that the public is provided with safe and functional community facilities.

Policy:

Establish the opportunity to provide for community facility improvements and additions that will further local and regional goals and implement Mercer Island's Comprehensive Plan.

Policy:

Residential uses, including senior housing, affordable housing, workforce housing, and special needs housing, should be allowed when compatible in the community facilities zone.

Policy:

Community facilities are most appropriately located in the general vicinity of existing facilities.

Policy:

All activities in the CF zone are subject to design review and supplemental design guidelines may be adopted.

Current Comprehensive Plan Land Use Goals and Policies

IV. LAND USE ISSUES

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 units are allowed by City zoning regulations, and offer a way to add housing capacity to single family residential zones without disrupting the character.
- 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

Outside the Town Center

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

15.1 Existing land use policies, which strongly support the preservation of 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.

15.2 Residential densities in single family areas will generally continue to occur at 3 to 5 units per acre, commensurate with current zoning. However, some adjustments may be made to allow the development of innovative housing types, such as accessory dwelling units and compact courtyard homes 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 as multi-family zones.

15.4 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 landfills, correctional facilities, zoos and airports. Compatible permitted uses such as education, recreation, open spaces, government social services and religious activities will be encouraged.

GOAL 16: Achieve additional residential capacity in single family zones through flexible land use techniques.

16.1 Use existing housing stock to address changing population needs. Accessory housing units and shared housing opportunities should be considered in order to provide affordable housing, relieve tax burdens, and maintain existing, stable neighborhoods.

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 single-family districts subject to specific development and owner occupancy standards.

16.5 Infill development on vacant or under-utilized sites should occur outside of critical areas and ensure that the infill is compatible with the surrounding neighborhoods.

GOAL 17: With the exception of allowing residential development, commercial designations and permitted uses under current zoning will not change.

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 zone are subject to design review and supplemental design guidelines may be adopted.

17.3 Inclusion of a range of residential densities should be allowed when compatible in the Commercial Office (CO) zones. Through rezones or changes in zoning district regulations, multi-family residences should be allowed in all commercial zones where adverse impacts to surrounding areas can be minimized. Housing should be used to create new, vibrant neighborhoods.

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.

Parks and Open Space Policies

GOAL 19: Continue to maintain the Island's unique quality of life through open space preservation, park and trail development and well-designed public facilities.

19.2 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.

19.3 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.

19.4 View preservation actions should be balanced with the efforts to preserve the community's natural vegetation and tree cover.

19.5 Future land use decisions should encourage the retention of private club recreational facilities as important community assets.

19.6 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.

19.7 Provide a system of attractive, safe, and functional parks, and park facilities.

19.8 Preserve natural and developed open space environments and trails for the benefit of all existing and future generations.

19.9 Provide a broad representation of public art through cooperation with the Mercer Island Arts Council.

19.10 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.

19.11 Promptly investigate open space acquisition opportunities as they become available.

19.12 Pursue state and federal grant funding for parks and open space improvements.

19.13 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.

VI. ACTION PLAN

GOAL 1: To implement land use development and capital improvement projects consistent with the policies of the comprehensive plan.

1.1 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.

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

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

1.4 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.

1.5 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.

1.6 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.