

CITY OF MERCER ISLAND
DEVELOPMENT SERVICES GROUP
 9611 SE 36TH STREET | MERCER ISLAND, WA 98040
 PHONE: 206.275.7605 | www.mercergov.org



CITY USE ONLY		
PERMIT #	RECEIPT #	FEE
CPA17-002		434.66
Date Received:		RECEIVED
Received By:		

RECEIVED

SEP 29 2017

CITY OF MERCER ISLAND
 DEVELOPMENT SERVICE GROUP

DEVELOPMENT APPLICATION		Received By: SEP 29 2017
STREET ADDRESS/LOCATION 3801, 3700, 3795 E. Mercer Way		R-8.4, R-9.6, C-0
COUNTY ASSESSOR PARCEL #'S See Attached Exhibit A		PARCEL SIZE (SQ. FT.) Approximately 18 Acres
PROPERTY OWNER (required) Stroum Jewish Community Center	ADDRESS (required) 7795 E. Mercer Way	CELL/OFFICE (required) 206-930-7828 E-MAIL (required) rich@mhseattle.com
PROJECT CONTACT NAME G. Richard Hill	ADDRESS 701 Fifth Avenue, Ste. 6600, Seattle 98104	CELL/OFFICE 206-930-7828 E-MAIL rich@mhseattle.com
TENANT NAME	ADDRESS	CELL PHONE E-MAIL

DECLARATION: I HEREBY STATE THAT I AM THE OWNER OF THE SUBJECT PROPERTY OR I HAVE BEEN AUTHORIZED BY THE OWNER(S) OF THE SUBJECT PROPERTY TO REPRESENT THIS APPLICATION, AND THAT THE INFORMATION FURNISHED BY ME IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

SIGNATURE *G. Richard Hill*

DATE 9/29/17

PROPOSED APPLICATION(S) AND CLEAR DESCRIPTION OF PROPOSAL (PLEASE USE ADDITIONAL PAPER IF NEEDED):

See Attached Exhibit B

ATTACH RESPONSE TO DECISION CRITERIA IF APPLICABLE

CHECK TYPE OF LAND USE APPROVAL REQUESTED:

APPEALS

- Building (+cost of file preparation)
- Land use (+cost of verbatim transcript)
- Code Interpretation

CRITICAL AREAS

- Determination
- Reasonable Use Exception

DESIGN REVIEW

- Administrative Review
- Design Review – Major
- Design Review – Minor

WIRELESS COMMUNICATIONS FACILITIES

- Wireless Communications Facilities- 6409 Exemption
- New Wireless Communications Facility

DEVIATIONS

- Changes to Antenna requirements
- Changes to Open Space
- Fence Height
- Critical Areas Setback

DEVIATIONS Continued

- Impervious Surface (5% Lot overage)
 - Shoreline
 - Wet Season Construction Moratorium
- ENVIRONMENTAL REVIEW (SEPA)**
- Checklist: Single Family Residential Use
 - Checklist: Non-Single Family Residential Use
 - Environmental Impact Statement

SHORELINE MANAGEMENT

- Exemption
- Semi-Private Recreation Tract (modification)
- Semi-Private Recreation Tract (new)
- Substantial Dev. Permit

SUBDIVISION LONG PLAT

- Long Plat
- Subdivision Alteration to Existing Plat
- Final Subdivision Review

SUBDIVISION SHORT PLAT

- Short Plat
- Deviation of Acreage Limitation

SUBDIVISION SHORT PLAT Continued

- Short Plat Amendment
 - Final Short Plat Approval
- VARIANCES (Plus Hearing Examiner Fee)**
- Type 1**
 - Type 2***

OTHER LAND USE

- Accessory Dwelling Unit
- Code Interpretation Request
- Comprehensive Plan Amendment (CPA)
- Conditional Use (CUP)
- Lot Line Revision
- Lot Consolidation
- Noise Exception
- Reclassification of Property (Rezoning)
- ROW Encroachment Agreement (requires separate ROW Use Permit)
- Zoning Code Text Amendment

**Includes all variances of any type or purpose in all zones other than single family residential zone: B, C-O, PBZ, MF-2, MF2L, MF-2L, MF-3, TC, P

***Includes all variances of any type or purpose in single family residential zone: R-8.4, R-9.6, R-12, R-15

DECISION CRITERIA SHEET

Describe the requested change to the current Mercer Island Comprehensive Plan. If possible, identify (by section: element, policy or goal) the existing provisions of the Code, which would be changed or identify (by section: element, policy or goal) where the proposed amendment would be located within the existing Comprehensive Plan. The decision criteria pursuant to ULDC 19.15.020(G) 1. listed below shall be addressed for any proposed Comprehensive Plan amendment. *Your response does not have to be limited to the space provided below and can be provided in a separate written response.*

- a. There exists obvious technical error in the information contained in the comprehensive plan;

See Attachment B

- b. The amendment is consistent with the Growth Management Act, the county-wide planning policies, and the other provisions of the comprehensive plan and city policies;

See Attachment B

- c. The amendment addresses changing circumstances of the city as a whole;

See Attachment B

- d. If the amendment is directed at a specific property, the following additional findings shall be determined:

- i. The amendment is compatible with the adjacent land use and development pattern;

See Attachment B

- ii. The property is suitable for development in conformance with the standards under the potential zoning;

See Attachment B

- iii. The amendment will benefit the community as a whole and will not adversely affect community facilities or the public health, safety, and general welfare.

See Attachment B

EXHIBIT A

3795 and 3801 E. Mercer Way

Tax Parcel Numbers: 265550-137, 265550-0115, 265550-167-02

Abbreviated Legal Description:

Ptn Lt 17, Blk 1, Fruitland Acres

3700 E. Mercer Way

Tax Parcel Numbers: 2107000010, 1515600010

Abbreviated Legal Description:

Addition Rec. In Vol. 75 of Plats, Page 24, & Lots 1 Thru 7, Channel Crest Recorded in Vol. 72 of Plats, Page 63, Together with that portion of tract A, Channel Crest, Vol. 72, Page 63, all in King County.

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, B and C-O. All three properties are proximate to the E. Mercer Way intersection with I-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 I-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.

EXHIBIT C

City of Mercer Island Zoning Map

Legend

	B Business
	C-O Commercial Offices
	PBZ Planned Business Zone
	R-8.4 Residential 8,400 sq. ft. lot
	R-9.6 Residential 9,600 sq. ft. lot
	R-12 Residential 12,000 sq. ft. lot
	R-15 Residential 15,000 sq. ft. lot
	MF 2 Multi-Family Maximum density 38 units/acre
	MF 2L Multi-Family Maximum density 26 units/acre
	MF 3 Multi-Family Maximum density 26 units/acre
	TC Town Center
	P Public Institution

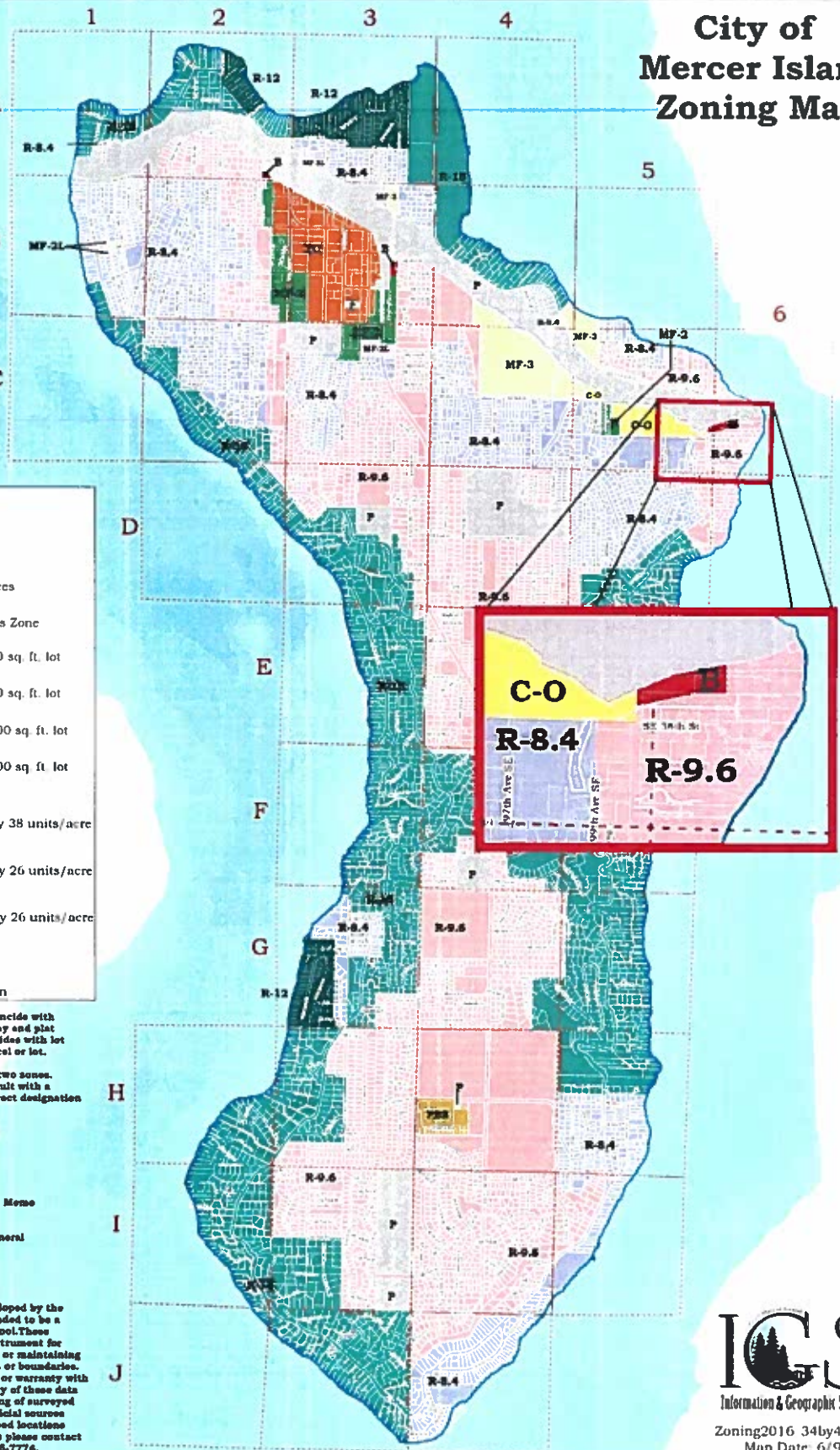
In general the zone boundaries coincide with the center of the public right of way and plat boundaries. In other areas it coincides with lot boundaries. In a few cases it splits a parcel or lot.

In some areas parcels are split by two zones. This is not a mistake. Please consult with a City planner to determine the correct designation for your property.

Original map Adopted: Ord 99C-13
 Amended: Ord 00C-06
 Amended: Ord 05C-13
 Amended: Ord 13C-02
 Amended: Ord 14C-07
 Amended: Ord 14C-10
 Amended: DR16-01 1862 Director's Memo dated 06/10/2016

The parcel layer is provided for general reference only.
 Sources:
 Parcels: 2016
 Zoning: 2016

Disclaimer: These maps were developed by the City of Mercer Island and are intended to be a general purpose digital reference tool. These maps are not an accepted legal instrument for describing, establishing, recording or maintaining descriptions for property concerns or boundaries. The City makes no representation or warranty with respect to the accuracy or currency of these data sets, especially in regard to labeling of surveyed dimensions, or agreement with official sources such as records of survey, or mapped locations of features. For questions or errors please contact GIS at (206) 278-7770 or (206) 278-7774.



Zoning2016 34by46 mxd
 Map Date: 6/9/2016

