



CITY OF MERCER ISLAND, WASHINGTON

DEPARTMENT OF COMMUNITY DEVELOPMENT
April 26, 1979

Dear Property Owner:

Notice is hereby given of a PUBLIC HEARING before the Planning Commission on May 16, 1979, beginning at 7:30 p.m. in the School Administration Building, 4160 86th Avenue SE to consider an application for a CONDITIONAL USE PERMIT as outlined below:

APPLICANT: JEWISH COMMUNITY CENTER
LOCATION: 3801 EAST MERCER WAY
ZONING: R-8.4 AND R-9.6
REQUEST: EXPANSION OF EXISTING FACILITY

Information pertaining to this application is on file with the Department of Community Development, 3505 88th Avenue SE. Contact Phyllis Meck-Emery at 232-6400.



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CITY OF MERCER ISLAND, WASHINGTON

DEPARTMENT OF COMMUNITY DEVELOPMENT
April 20, 1979

Dear Resident:

This letter is to inform you that the Jewish Community Center has filed an application for a Conditional Use Permit to expand their existing facility. The plans include additional building area and parking spaces.

Procedurally, the decision on the Conditional Use Permit will be determined by the Planning Commission and City Council. This matter will be processed under a relatively new zoning law which provides considerable opportunity for community input.

Moreover, the current zoning regulations require that the plans receive the approval from the City Design Commission. Initially, the Design Commission will review this matter only in the concept drawing stage, as their primary concern at this phase will be general site planning e.g., building massing (vertical and horizontal), relationship to site and adjoining lands, parking, etc.

The Design Commission will have their initial review of the plans next Wednesday, April 25, 7:30 P.M. in the School Administration Building, 4160 86th Ave. S.E. A public hearing before the Planning Commission has been tentatively set for May 16, at which time formal consideration will be given to the Conditional Use Permit.

If you have any questions regarding the matter, please contact me or Ms. Phyllis Meck-Emery who will serve as the primary staff person.

Sincerely,

A handwritten signature in black ink, appearing to read "Gerald M. Bacon". The signature is fluid and cursive, written over a horizontal line.

Gerald M. Bacon
Director of Community Development

GMB:ms

CITY OF MERCER ISLAND PLANNING COMMISSION

PUBLIC HEARING

JULY 19, 1967

MINUTES

PRESENT

J. Donoghue
W. Hinman
A. Wood
R. Bogatin
L. Waldron
C. Hall

OTHERS

J. Bacon
R. David

The meeting was called to order at 7:40 P.M. by chairman, Amos Wood. The minutes of the previous meeting were approved as written.

VARIANCE

As requested by Rockwell Willson - Following the staff presentation, Mr. Gropp, the applicant's architect spoke in support of the request. He stated that traffic volume by the subject property would be slight, and the neighbors in the vicinity supported the request. Mr. Bogatin asked the applicants if it would be possible to acquire adjacent property. They replied that it wasn't possible. Mr. Bacon read two letters from neighbors who supported the request. Mr. Donoghue stated that upon field checking the subject site, he failed to recognize a hardship, however, subsequent to viewing the exhibits which indicated the lot shape and setbacks, he stated that a hardship was apparent. Mr. David stated that it was highly improbable that S.E. Moore street would be developed in the near future. Mr. Willson stated that they were making every attempt to capture the view. Mr. Hinman moved that the variance be approved because of a topographical hardship. Mr. Donoghue seconded the motion which carried 4 - 0.

PLOT PLAN

Jewish Community Center - Mr. Bacon presented the plot plan for the proposed building and its related uses, and briefly described the number of parking stalls and how it related to various municipal ordinances. Mr. Mass, who represented the Paul Thiry office spoke on behalf of applicants. Mr. Mass stated that the Jewish Community Center had projected that the family membership would be between 500 and 600, but it was strictly a guess. Mr. Mass went on to say that the proposed structure would have 45,000 square feet. Mr. Wood briefly commented that the number of families affected by the type of use would be quite large. Mr. Mass stated that several of the uses as shown on the plot plan were not in the contract, but merely indicated how the area could be used.

Mr. David stated that the subject plot plan was different from the original plan primarily because of ingress and egress. He stated that an additional amount of time would be appreciated so his department could study the easements. Mr. David stated the access from S.E. 40th presented problems and the intersection of S.E. 40th and E. Mercer Way was far from ideal. Mr. Hinman suggested that S.E. 40th be used as an alternative for the center while E.A. 1. 90 is under construction. Mr. Wood commented on the fortunate location of State property adjacent to the subject site; for this location allows screening and excellent opportunities in securing access rights. Mr. Wood discussed the various routes of emergency equipment to the subject site.

OUTLINE OF PLANNING COMMISSION

EXECUTIVE SESSION

AUGUST 2, 1967

PRESENT

A. Wood
R. Bogatin
C. Hall

OTHER

G. Bacon
R. David

For the lack of a quorum formal action on business matters could not be taken.

Because of the numerous interested parties with regard to the proposed Jewish Community Center, Amos Wood suggested that we proceed with a discussion on the plot plan.

- 1.) Mr. Bacon presented the exhibits, staff recommendations, and read the petitions as submitted by the public.
 - a.) Mr. David spoke in support of the recommendation not to provide vehicular access from S.E. 40th.
- 2.) Mr. Bogatin suggested that there should be some alternative emergency access route to the subject building.
- 3.) Mr. Bob Chase, a resident encircled by the subject property, expressed concern for the proposed types of screening, and suggested that the applicants install evergreen trees so as to provide a year-round buffering.
- 4.) Mr. William Valentine, a resident on the westerly margin of the subject property, stressed the need for adequate screening, especially at such time the tennis courts are developed. He was also concerned that the private road was going to be used by the construction vehicles.
- 5.) Mr. Hannon, a representative for the Jewish Community Center, spoke in favor of the proposed plot plan, "as the indicated uses met Ordinance 142". He also spoke in opposition to the staff recommendation of not permitting parking on the southerly arm of the subject property. He stated that the enforcement of this recommendation would be "confiscatory on the part of the City".
- 6.) Mr. Franco, a representative for the Jewish Community, suggested that S.E. 40th approach might be used during the construction period of F.I.A. 90, then closed upon its completion date and used only by emergency equipment.
- 7.) Mr. Paul Thiry, architect, spoke in support of the plot plan, as "the building was tailored to fit the topography and maximize the useage of natural cover". He stressed that it has been the firms' policy to "preserve the natural setting". He stated that the prohibition of parking on the southerly appendage might present a hardship to the client. In rebuttal to the request of Mr. Chase, the architect assured the commission that it was not the intent of the Jewish Community Center to create a blantant visual use, and every effort will be made to compose a pleasing network of screening and parking uses.
- 8.) Mr. Bacon reminded the group that, should there be any proposed deviations from the approved plot plan, the applicant must file his proposed concepts with the Planning Commission, for which will be considered at one of their regularly scheduled meetings.

CITY OF MERCER ISLAND PLANNING COMMISSION

EXECUTIVE SESSION

AUGUST 15, 1967

MINUTES

PRESENT

A. Wood
 W. Hinman
 J. Donoghue
 L. Waldron
 C. Hall
 R. Bogatin
 Dr. Philbrick

OTHERS

G. Bacon
 J. Greco
 L. Mass

The meeting was called to order by chairman Amos Wood at 12:05 P.M., at the Washington Athletic Club. The minutes of the previous meeting were approved as written.

PLOT PLAN - JEWISH COMMUNITY CENTER - Mr. Bacon briefly discussed the status of the proposed building. He also read two petitions and a letter from residents within the vicinity of the subject site. Mr. Wood expressed Paul Thiry's concern for adequate screening, and stated that the commissioners should be very careful in weighing the buffering or screening elements of the proposed plan. Mr. Hall stated that the southerly arm was of much concern to him because of the possible impact on adjacent properties as a result of the proposed parking and lighting. Mr. Hinman stated that the commission should be very concerned about the screening aspects especially as it relates to the buffering of the Robert Chase property. Mr. Waldron stressed that in past considerations for quasi-public uses, the commission has been insistent on adequate screening. Mr. Lloyd Mass, architect for Paul Thiry, briefly discussed the situation of access to the subject property. Dr. Philbrick spoke in opposition to using the southerly arm for ingress, egress purposes even on an emergency basis, he also stated that "Mr. Chase should be protected". Mr. Mass suggested that the southerly arm be redesigned so as to not permit parking on the westerly portion, thus providing screening for the Chase property. Dr. Philbrick asked Mr. Mass if attempts had been made to exchange property with Mr. Chase. Mr. Mass replied that attempts had been made, but apparently Mr. Chase was unwilling to negotiate at that time. Mr. Bogatin stressed that the subject property should have an emergency access. He also stated that should an emergency occur, there is a possibility that the primary access may become congested, thus prohibiting access for emergency equipment. Mr. Bogatin also contended that the locating of the alternative route was relatively unimportant. Mr. Donoghue moved that the plot plan be approved subject to: 99th Ave. S.E. being indicated, that all uses other than open space not be shown on the southerly strip portion, and that the proposed tennis court development be removed from the plot plan. Mr. Waldron seconded the motion. Mr. Bogatin moved that a portion of the motion be amended to state that an emergency access exit on 99th Ave. S.E. be indicated on the plot plan. This amendment failed to carry with a 5 - 1 vote. The original motion by Mr. Donoghue carried 5 - 1. Subsequent to the motion, Mr. Hinman briefly discussed the Planning Commission's philosophy with regard to screening and setbacks for quasi-public uses.

PROPOSED SIGN - FRIDEN BUILDING - Mr. Bacon presented the revised sign proposal for the subject building. Mr. Hinman moved that "Exhibit A" be approved. Mr. Donoghue seconded the motion which carried 6 - 0.

Respectfully submitted,

Gerald M. Bacon
 City Planner

Meeting adjourned
 2:10 P.M.