

**PROJECT**

Barnabie Point Project  
 3700 E Mercer Way  
 Project Narrative, Conditional Use Permit

8 April 2024

**Project Narrative**

The development site at 3700 E Mercer Way includes both residentially zoned and commercially zoned properties. On the commercially zoned property on the northwest corner of the site, the proposed uses are permitted outright.

The proposed project on the commercially zoned lot is a 3-story mixed-use building housing a Preschool-8 private school on levels 0, 1 and 2; and B-occupancy community office rental space on levels 2 and 3. B occupancy includes offices and training/skill development not in a school or academic program. Accessory uses customarily incidental to these principal uses are expected, such as use of school multipurpose areas by non-school groups.

The existing permitted uses on the residentially zoned lots at 3700 E Mercer Way site include a synagogue building (use approved 1970); caretaker's facility and outdoor play areas (1979); multipurpose building (1979); non-commercial recreational area used between 7 am and 10 pm (1979); and associated parking.

The proposed amendment to the existing conditional use permit(s) would allow the users of the mixed-use building to share the synagogue's existing parking lots for parking, drop-off and pickup during hours when the synagogue is not being used for worship; and would allow for potential future use of existing outdoor areas by BPP tenants.

Shared parking is consistent with Goal 1.2 of the Comprehensive Plan's Transportation Goals, to "Encourage businesses and residential areas to explore opportunities for shared parking and other parking management strategies." and allows this small parcel to be developed in a manner that is consistent with its designated zoning and the growth management plans of the City of Mercer Island.

The proposed physical changes to the existing property related to the Conditional Use Permit are limited to pedestrian pathways, underground utilities, fencing, and landscaping. Existing development is noncompliant with current impervious surface limits but legally conforming per 19.01.050.A.7. Any added impervious surface will be offset by removed impervious surface so that we retain existing lot coverage and impervious surface areas.

Land Use History from City records:

<p><b>April 1969</b></p>	<p>Property Acquired</p>
<p><b>July 30, 1979</b></p>	<p>FRS Building (Multipurpose Building) permitted with the following conditions:                  "present title holder of Lot 8 Channel Crest will release its vehicular access rights across Tract A (tract 151560); secondary access route shall be used exclusively until satisfactory arrangements can be made with the title holders in the Doyle-Hanson plat; the small appendage linking the Doyle-Hanson road with the secondary access road [shall] not be used until and agreement has been reached with the title holders in Doyle-Hanson plat."</p>
<p><b>December 1970</b></p>	<p>Synagogue Building permitted</p>
<p><b>December 19, 1979</b></p>	<p>Caretaker's facility and outdoor play areas approved under the following conditions: evergreen shrub border and two shade trees</p>
	<p>Day school established prior to 1986.</p>
	<p>Lighting conditions: 7 am to 10 pm use, 2 fc maximum light level at the property line.</p>
	<p>Parking: 82 spaces required for sanctuary; 91 provided; 24 spaces required and provided for multipurpose building.</p>
<p><b>June 20, 1979</b></p>	<p>Non-commercial recreational area permitted per Planning Commission Staff Report dated June 20, 1979 under the following conditions:                  A. Access to local and/or arterial thoroughfares reasonably provided.                  B. Outdoor lighting shall be located to minimize glare upon abutting property and streets.                  C. Buildings and active play areas shall be located 20 feet or more from all boundaries above the line of ordinary high water.                  D. Boundaries of the area above the line of ordinary high water shall be reasonably screened or fenced, or both, from abutting property and streets and appropriately landscaped. The Design Commission required that the existing vegetation along the south property line be augmented with English Laurel hedge instead of the ornamental pines as previously proposed. Additionally, there is a six foot high fence along the entire southern boundary of the property.                  STAFF RECOMMENDATION                  The request does meet the conditions for a Conditional Use Permit and noncommercial recreation area. Much of this compliance is due to the review by the Design Commission in a preliminary phase, Staff will recommend that the Non-Commercial Recreational Tract for the Herzl-Ner-Tamid Congregation be approved as submitted on June 20, 1979,</p>

subject to the following conditions:

1. That activity in the recreational tract shall be limited to daylight hours between 7:00 A.M. and 10:00 P.M,
2. That the dilapidated existing dock be removed.
3. That a bond be secured in the amount to install all the proposed improvements in addition to possible reconstruction of the existing fence and removal of the existing dilapidated dock.

**ISSUED BY**

Anjali Grant