

## 9601 and 9611 SE 36<sup>th</sup> Street Reclassification (Rezone) of Property Criteria Compliance Narrative

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The City of Mercer Island is proposing to rezone Parcels 2655500075 and 2655500185, which are the site of City Hall and the Public Works Maintenance and Operations facilities. Parcel A (2655500075), the City Hall site, is currently zoned Commercial Office (CO). Parcel B (2655500185), the Maintenance and Operations site, is zoned Residential (R-8.4) and Commercial Office (CO).

The following Criteria Compliance Narrative demonstrates how the proposed rezone complies with the approval criteria set forth in [MICC 19.15.240.C.1-6](#).

### 1. MICC 19.15.240.C.1

The proposed reclassification is consistent with the policies and provisions of the Mercer Island Comprehensive Plan.

#### Response:

The proposed rezone is consistent with the Mercer Island Comprehensive Plan. The Future Land Use Map designates both parcels (2655500075 and 2655500185) as Public Facility, which represents land intended for civic and institutional uses, including City Hall, public safety facilities, and municipal services ([Ordinance 24C-16](#), Land Use Element, p. 102 ). Rezoning the properties from CO and R-8.4 to PI brings the zoning into direct alignment with this designation and reflects both the current and planned public use of the property.

The rezone is necessary to support development of a new Public Safety and Maintenance (PSM) Facility, which will replace the aging City Hall and Public Works buildings with a modern complex housing the City's Police Department, Emergency Management, Public Works Maintenance and Operations, GIS, IT, and Customer Service staff. Consolidating these services in a purpose-built facility ensures efficient land use and reliable delivery of essential public functions.

The Comprehensive Plan provides clear policy direction for this outcome:

- Capital Facilities Element, Goal 1 (p. 183): Ensure that capital facilities and public services necessary to support existing and new development are available at locally adopted levels of service. This goal calls for supporting essential public facilities that maintain community safety, health, and livability, directly aligning with the siting of the new PSM Facility.
- Capital Facilities Element, Goal 2 (p. 185): Plan for and replace aging and obsolete public buildings to ensure reliable and efficient delivery of essential services. The proposed replacement of City Hall and the Public Works buildings with the PSM Facility fulfills this goal by addressing outdated infrastructure and providing resilient, long-term civic facilities.

Together, the Public Facility land use designation and the Capital Facilities goals demonstrate that the proposed rezone is fully consistent with the policies and provisions of the Comprehensive Plan.

**2. [MICC 19.15.240.C.2](#)**

The proposed reclassification is consistent with the purpose of the Mercer Island development code as set forth in [MICC 19.01.010](#).

**Response:**

The proposed rezone is consistent with the purpose of the Mercer Island Development Code as set forth in [MICC 19.01.010](#), which establishes the framework for protecting and promoting the public health, safety, and general welfare; implementing the Mercer Island Comprehensive Plan; and ensuring that land use regulations guide development in a manner consistent with the Growth Management Act.

Rezoning Parcels 2655500075 and 2655500185 to PI achieves these purposes by:

- **Implementing the Comprehensive Plan:** The Comprehensive Plan designates the subject properties as Public Facility, intended for civic and institutional uses such as City Hall, public safety facilities, and municipal services. Rezoning to PI aligns the zoning with this designation.
- **Promoting health, safety, and welfare:** The rezone enables construction of a new Public Safety and Maintenance Facility, which will consolidate Police, Emergency Management, GIS, IT, and Public Works Maintenance and Operations into a modern, resilient facility that directly supports public health and safety.
- **Providing predictable and efficient regulation:** Applying a single zoning classification (PI) to both parcels ensures consistent development standards and avoids conflicts between multiple zoning designations. The PI development standards in [MICC 19.05.010](#) apply uniformly, and [MICC 19.05.010\(C\)](#) requires compliance with applicable sections of [Chapter 19.11 MICC](#), Town Center Development and Design Standards, which provide context-based design guidance. This ensures that the facility will be reviewed under clear, consistent, and well-established standards that reflect the City’s expectations for civic development.

Accordingly, the rezone supports the overarching purpose of the Mercer Island Development Code by aligning land use regulation with adopted plans, protecting community welfare, and facilitating efficient public service delivery.

**3. [MICC 19.15.240.C.3](#)**

The proposed reclassification is an extension of an existing zone, or a logical transition between zones.

**Response:**

The proposed rezone represents a logical transition between zoning districts and provides consistency for the City’s primary civic campus. The subject parcels currently contain City Hall and the Public Works Maintenance and Operations facilities—longstanding municipal uses designated as Public Facility in the Comprehensive Plan Future Land Use Map. Rezoning these parcels to PI aligns the zoning with both the adopted land use designation and the established civic function of the site.

The rezone also eliminates the existing split-zoning condition (CO and R-8.4) on Parcel B, which does not reflect the actual or intended public facility use of the property (Figure 1). Applying a uniform PI zoning classification to both parcels creates a cohesive zoning

framework that avoids regulatory conflicts and provides consistent development standards for the design and permitting of the new Public Safety and Maintenance Facility.

From a land use pattern perspective, the PI zone serves as an appropriate transition between zoning districts:

- To the north, Parcel A fronts SE 36th Street and is adjacent to CO zoning, which is compatible with the PI zone given the shared emphasis on employment, service delivery, and larger building forms.
- To the south, Parcel B abuts SE 40th Street and is adjacent to R-8.4 zoning. The PI designation provides a civic buffer between higher-intensity municipal uses and the surrounding low-density residential neighborhood.
- To the east and west, the parcels are also bounded by CO and R-8.4, further reinforcing the appropriateness of the PI zone as a unifying classification that bridges residential and commercial contexts.

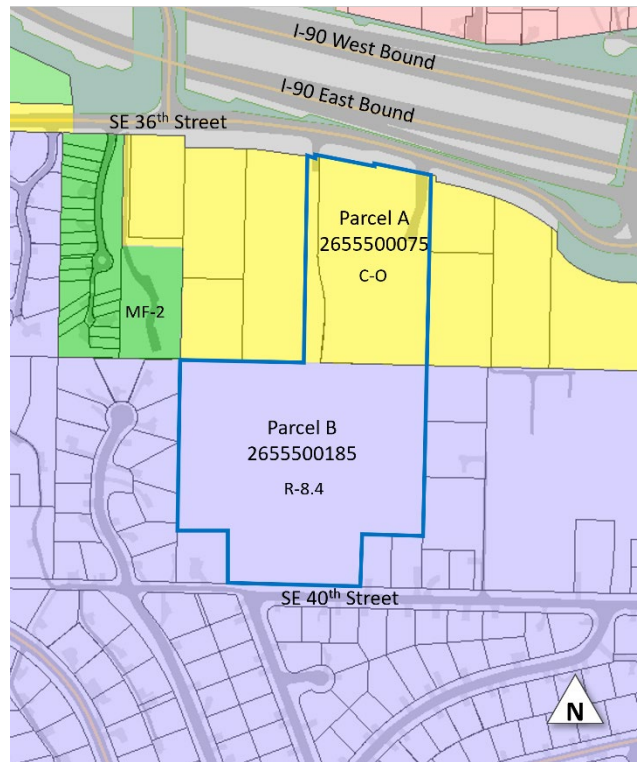


Figure 1 Zoning Map

The PI zone includes development and design standards in [MICC 19.05.010](#) and [Chapter 19.11 MICC](#), which ensure compatibility of scale, setbacks, landscaping, and design treatment where public facilities interface with residential uses.

By rezoning both parcels to PI, the City creates a clear, predictable, and context-sensitive transition between commercial and residential areas while formalizing the long-established role of this site as Mercer Island’s civic and operational hub.

#### 4. [MICC 19.15.240.C.4](#)

The proposed reclassification does not constitute an illegal site-specific rezone.

##### **Response:**

The proposed rezone does not constitute an illegal site-specific rezone. A site-specific rezone is considered illegal if it represents a de facto amendment to the Comprehensive Plan without following the required legislative process. That is not the case here.

Both parcels (2655500075 and 2655500185) are designated Public Facility in the Mercer Island Comprehensive Plan Future Land Use Map ([Ordinance 24C-16](#), Land Use Element, p. 102). The proposed zoning change to PI is consistent with and implements this adopted land use designation.

Because the rezone conforms to the Comprehensive Plan, follows the City’s established legislative process for zoning map amendments, and does not attempt to alter the Comprehensive Plan outside of that process, it cannot be construed as an illegal site-specific

rezone. Instead, it is a lawful, plan-consistent action to bring the zoning of the parcels into alignment with their adopted land use designation and long-standing civic use.

#### 5. [MICC 19.15.240.C.5](#)

The proposed reclassification is compatible with surrounding zones and land uses.

##### **Response:**

The proposed rezone is compatible with surrounding zones and land uses. The subject parcels currently house City Hall and the Public Works Maintenance and Operations facilities, both of which are long-standing civic uses that have coexisted compatibly with adjacent residential and commercial areas for decades. Rezoning to PI formalizes this civic use and ensures continued compatibility with surrounding zoning districts through the application of consistent development standards.

Based on the Zoning Map (Figure 1):

- To the north, the site abuts CO zoning across SE 36th Street. The PI zone is compatible with CO, as both accommodate larger building forms, structured parking, and employment or service-related uses.
- To the south, Parcel B abuts R-8.4, a low-density single-family zone. The PI zone provides an appropriate civic transition between municipal functions and residential neighborhoods. Compatibility will be reinforced through site design standards, landscaping, and buffering as required by [MICC 19.05.010](#) and [Chapter 19.11 MICC](#).
- To the east and west, the parcels are bordered by a mix of R-8.4 and CO zones, demonstrating the site's role as a transitional location between commercial corridors and residential neighborhoods.

The PI zone is specifically intended to accommodate government and institutional uses that serve the community and is applied in multiple locations across Mercer Island where public facilities are located adjacent to residential and commercial districts. For this reason, the proposed rezone both reflects the existing civic land use pattern and ensures long-term compatibility with surrounding zones and land uses.

#### 6. [MICC 19.15.240.C.6](#)

The proposed reclassification does not adversely affect public health, safety and welfare.

##### **Response:**

The proposed rezone does not adversely affect public health, safety, or welfare. In fact, it directly supports these objectives by enabling the replacement of outdated municipal facilities with a modern Public Safety and Maintenance (PSM) Facility designed to enhance the City's ability to deliver essential services.

The rezone from CO and R-8.4 to PI is consistent with the Public Facility designation in the Comprehensive Plan and allows the City to consolidate Police, Emergency Management, GIS, IT, and Public Works Maintenance and Operations in a single, purpose-built facility. This consolidation will improve service coordination, emergency response times, and overall operational efficiency, thereby advancing public safety and welfare.

This outcome is directly supported by the Comprehensive Plan's Capital Facilities Element, Goal 1 ([Ordinance 24C-16](#), p. 183): "Ensure that capital facilities and public services necessary to support existing and new development are available at locally adopted levels of

service.” By providing essential public facilities that maintain community safety, health, and livability, the proposed rezone implements this core policy directive.

Additionally, the PI zone requires compliance with [MICC 19.05.010](#) development standards and applicable sections of [Chapter 19.11 MICC](#), which ensure compatibility with surrounding land uses through site design, landscaping, and buffering. These standards further protect community health, safety, and welfare by requiring context-sensitive design.

By aligning zoning with the Comprehensive Plan, facilitating construction of resilient public facilities, and ensuring adherence to adopted development standards, the proposed rezone will have a positive, rather than adverse, effect on public health, safety, and welfare.