

9601 and 9611 SE 36th Street Reclassification (Rezone) of Property Project Narrative

The City of Mercer Island is proposing to update the zoning of two parcels located at 9601 and 9611 SE 36th Street. These parcels are the long-standing home of City Hall and the Public Works Maintenance and Operations facilities.

- **Parcel A (9611 SE 36th Street)** is where City Hall is located. It is currently zoned Commercial Office (CO).
- **Parcel B (9601 SE 36th Street)** is where the Maintenance and Operations buildings are located. This parcel currently has a mix of Residential (R-8.4) and Commercial Office (CO) zoning.

The City is proposing to rezone both parcels to Public Institution (PI).

The current zoning (CO and R-8.4) does not fully reflect how the property is being used today or how it is planned to be used in the future. Both sites are already used for important public services and have been designated as Public Facility in the City's Comprehensive Plan. Changing the zoning to PI will bring the zoning map into alignment with this designation and more accurately reflect the public role of the property.

The rezoning also supports the City's plan to construct a new Public Safety and Maintenance (PSM) Facility on the site. This facility will replace aging buildings and bring together several City services, including:

- Police Department and Emergency Management,
- Public Works Maintenance and Operations,
- Information Technology and Geographic Information Systems, and
- Customer service functions.

By consolidating these services in a single purpose-built facility, the City can improve efficiency, strengthen emergency response, and ensure reliable delivery of essential public services. The benefits of the proposed zoning change include;

- **Consistency with long-term planning:** The Comprehensive Plan already identifies these parcels as Public Facility, making PI the most appropriate zoning designation.
- **Support for public health and safety:** A modern facility will enhance the City's ability to serve the community, especially during emergencies.
- **Clear and predictable standards:** Applying a single zoning classification avoids conflicts between residential and commercial rules, creating a straightforward regulatory framework for design and permitting.
- **Compatibility with neighbors:** The PI zone provides a transition between surrounding residential and commercial areas. Landscaping, setbacks, and design standards will ensure the facility fits sensitively into its surroundings.

Rezoning the City Hall and Public Works parcels from CO and R-8.4 to PI is a logical and necessary step to support Mercer Island's future. It reflects the long-standing civic role of the site, allows for

the development of a Public Safety and Maintenance Facility, and ensures that the property will continue to serve the community's health, safety, and operational needs well into the future.