



Reclassification of Property (Rezone)

Application #RZN25-001

Planning Commission Public Hearing
November 19, 2025

AB:PCB 25-20



Overview

Current Uses

Parcel A

- Unoccupied City Hall
- Police Trailers
- Staff Parking

Parcel B

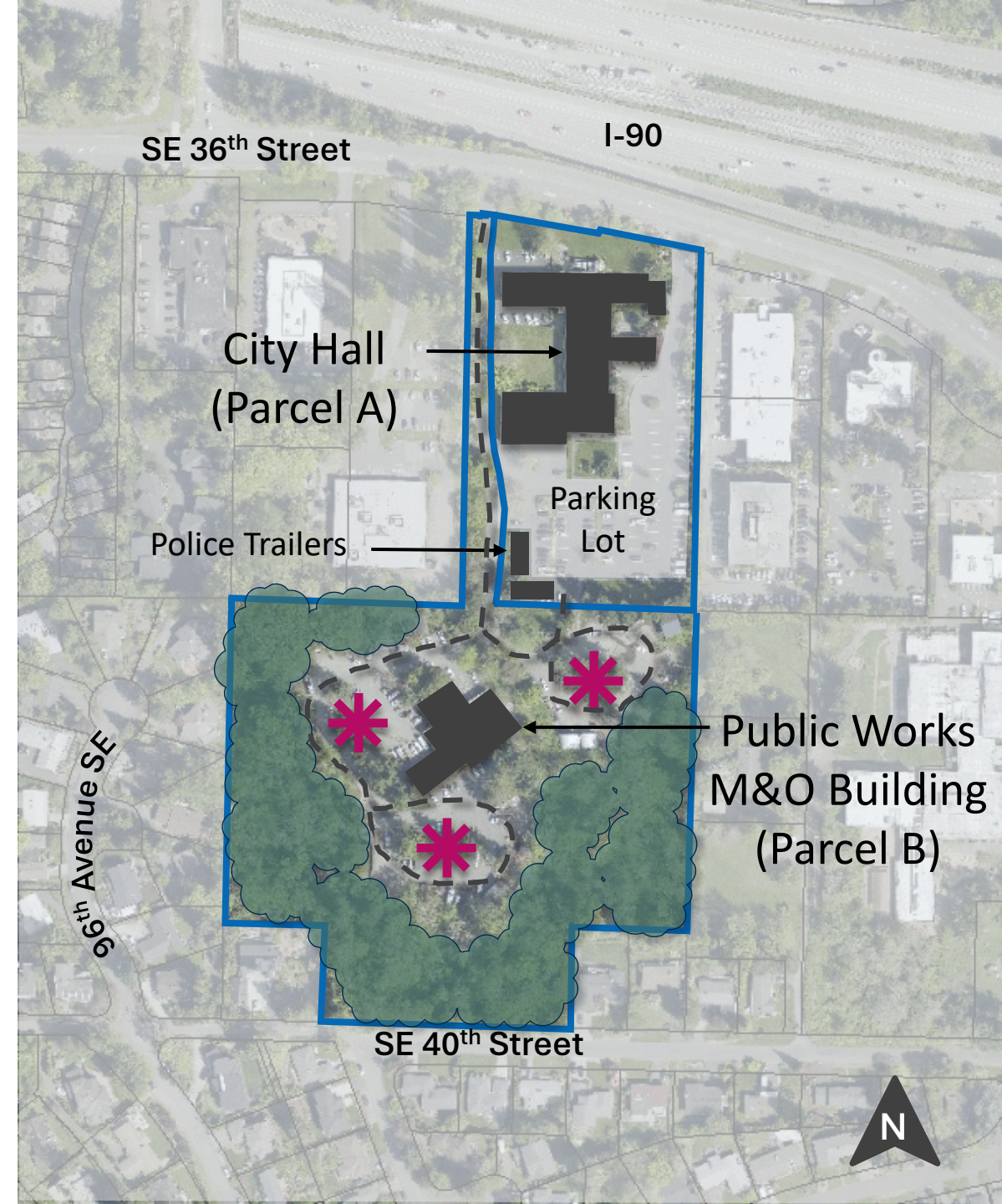
- PW Operation, Maintenance and CIP Staff
- Loading and Delivery
- City Equipment and Vehicle Parking
- Material Storage
- Decant Facility



Yard and Delivery/ Loading Areas



Internal Access and Circulation



Overview

Current Uses



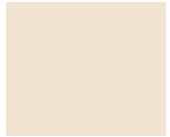
City Hall Property (Parcel A)

Parcel No.: 2655500075

Acres: ± 9.52

Zoning: Commercial Office

Current Use: Government Services



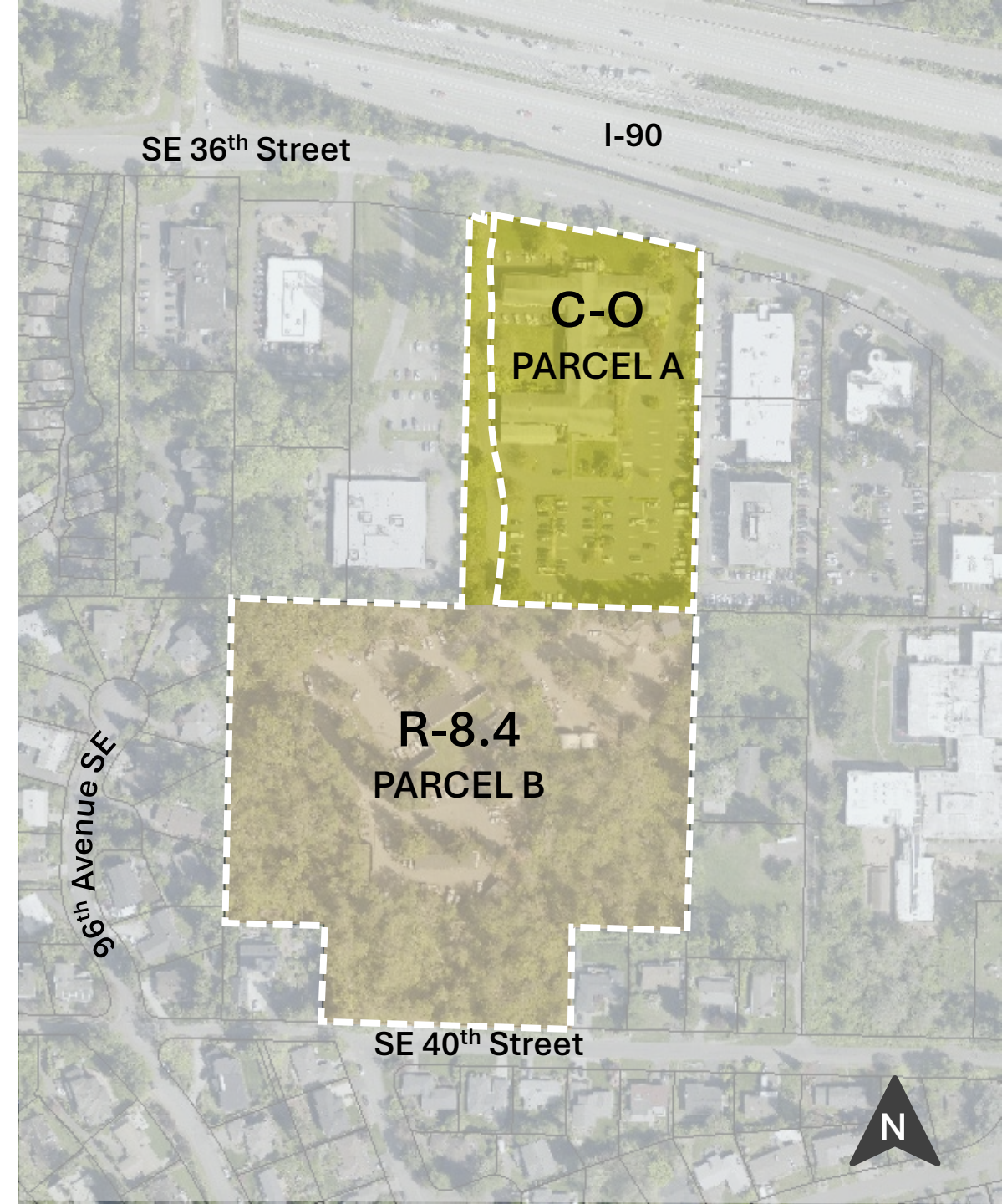
Public Works Maintenance & Operations Facilities Property (Parcel B)

Parcel No.: 2655500185

Acres: ± 4.10

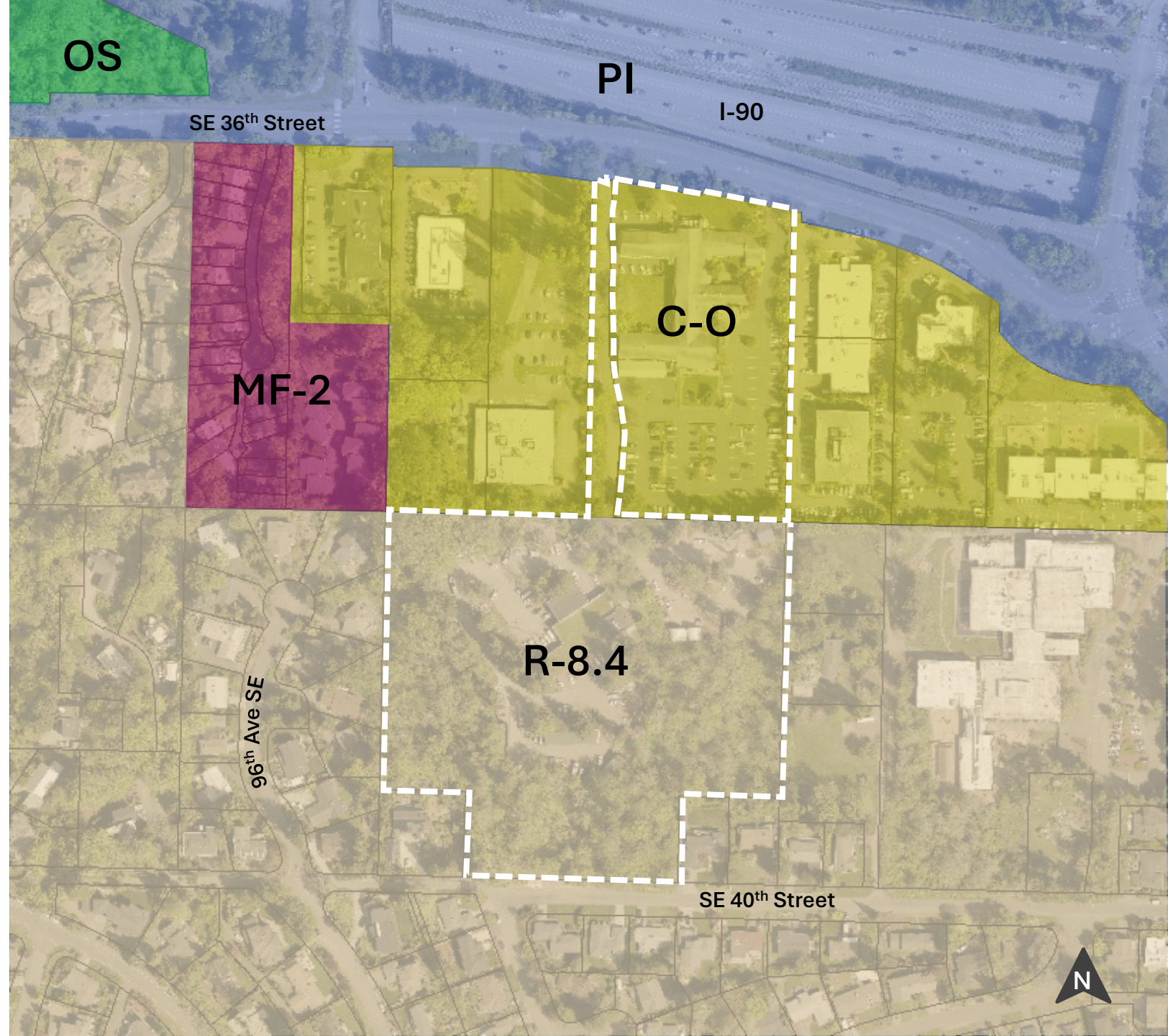
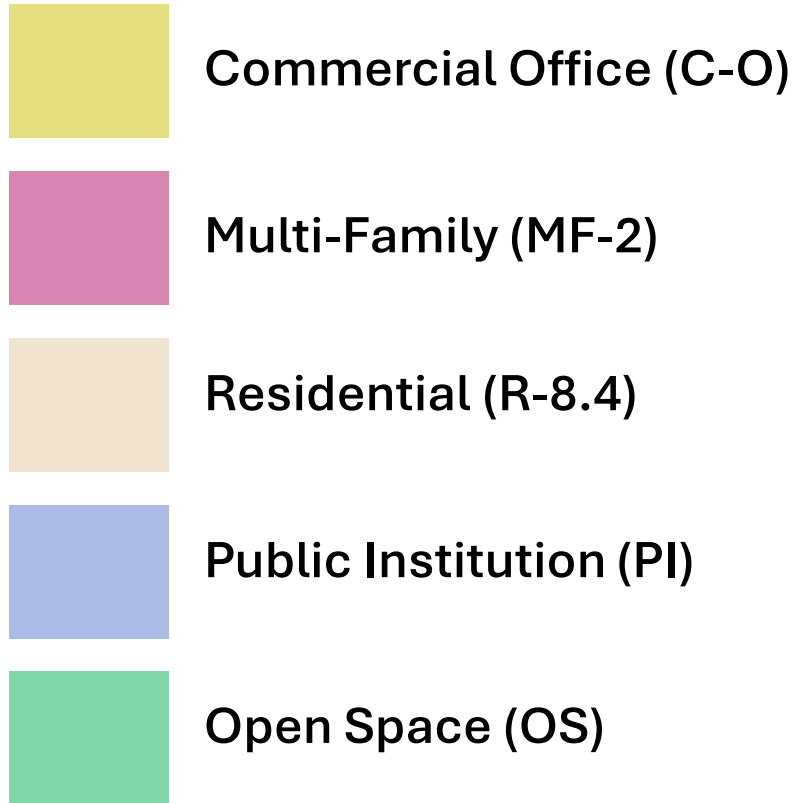
Zoning: Residential

Current Use: Government Services



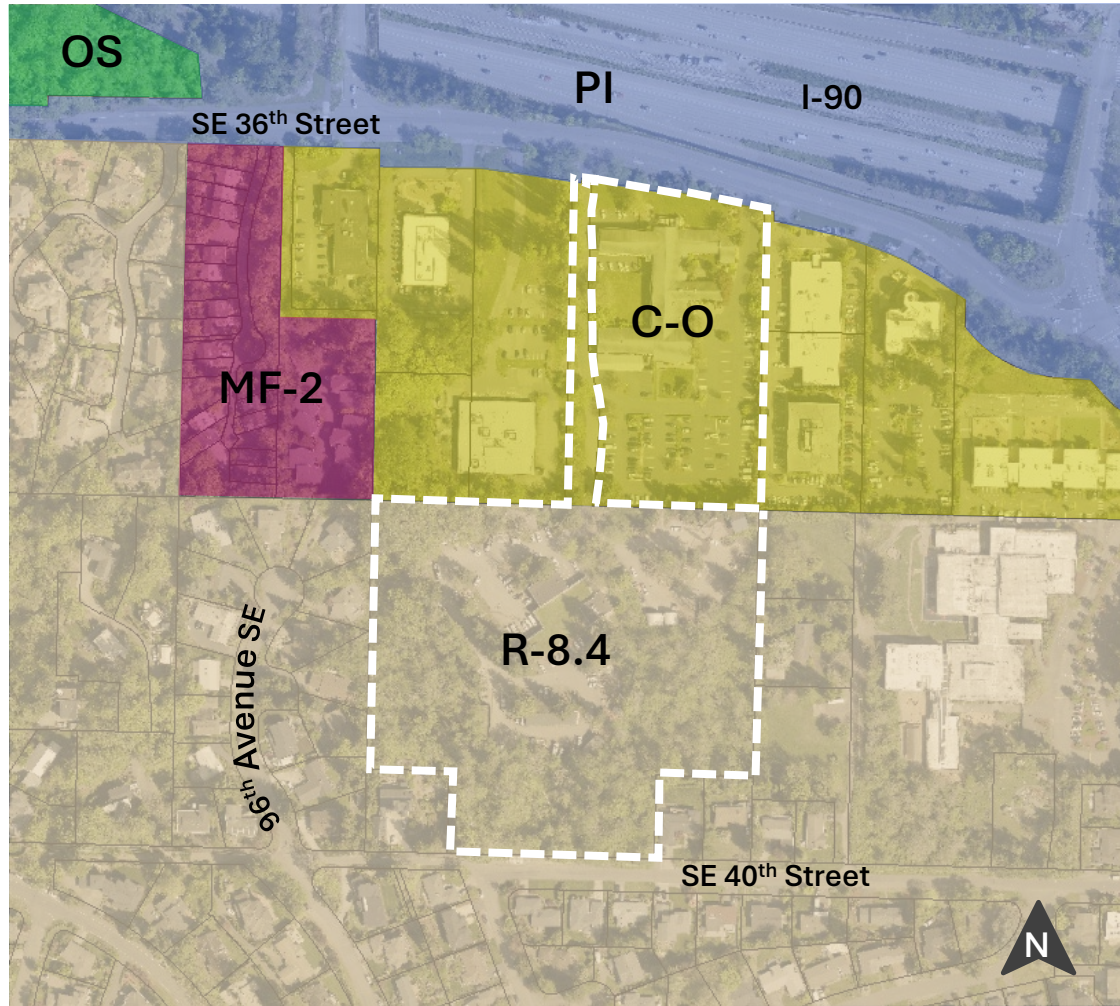
Overview

Surrounding Zoning Designations

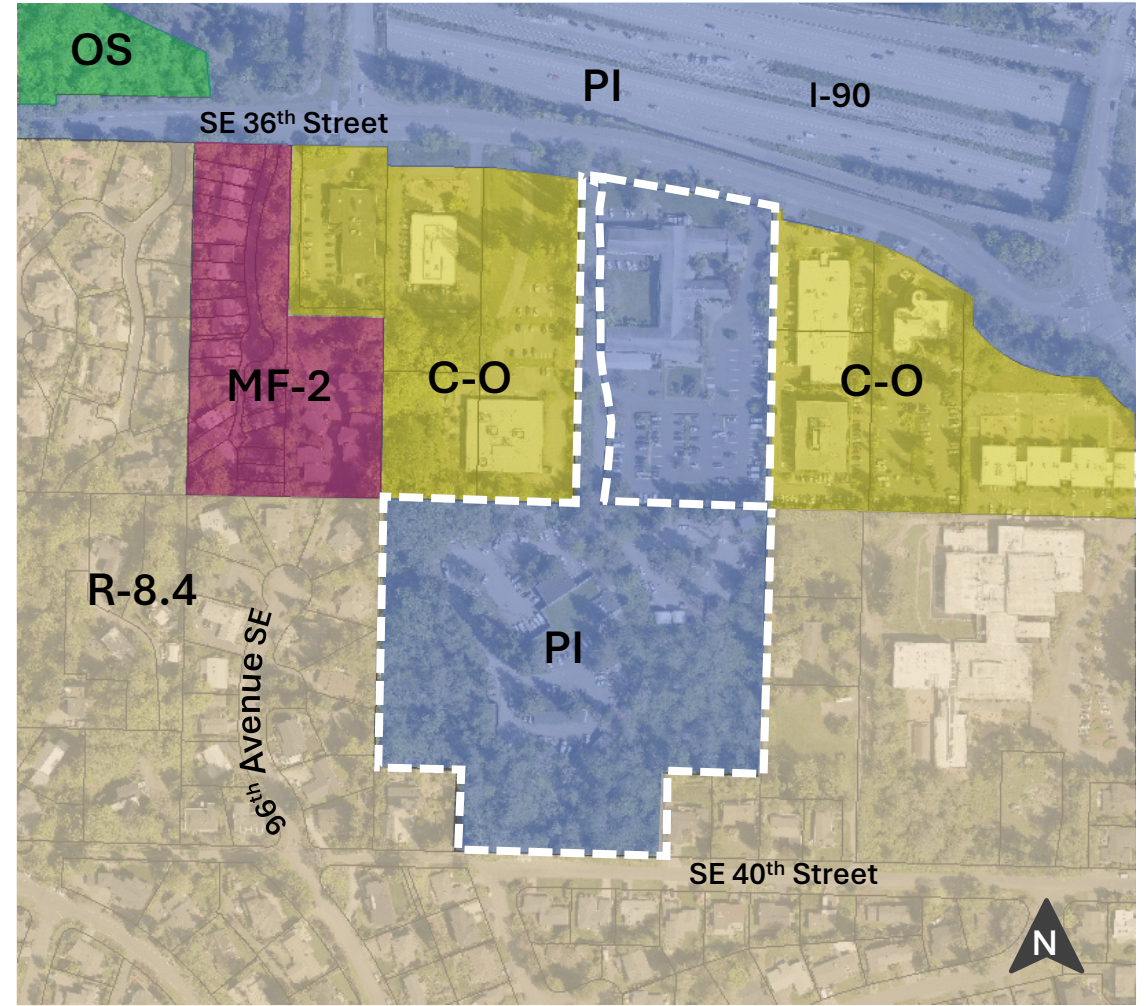


Overview

Rezone Application RZN25-001



Existing Zoning



Proposed Zoning

Reclassification of Property

Mercer Island City Code (MICC) 19.15.240.C

The proposed reclassification is consistent with the following:







1. The policies and provisions of the Mercer Island comprehensive plan;
2. The purpose of the Mercer Island development code as set forth in MICC 19.01.010;
3. An extension of an existing zone, or a logical transition between zones;
4. Does not constitute an illegal site-specific rezone;
5. Compatible with surrounding zones and land uses;
6. Does not adversely affect public health, safety and welfare; and
7. If a comprehensive plan amendment is required in order to satisfy subsection (C)(1) of this section, approval of the comprehensive plan amendment is required prior to or concurrent with the granting of an approval of the rezone.

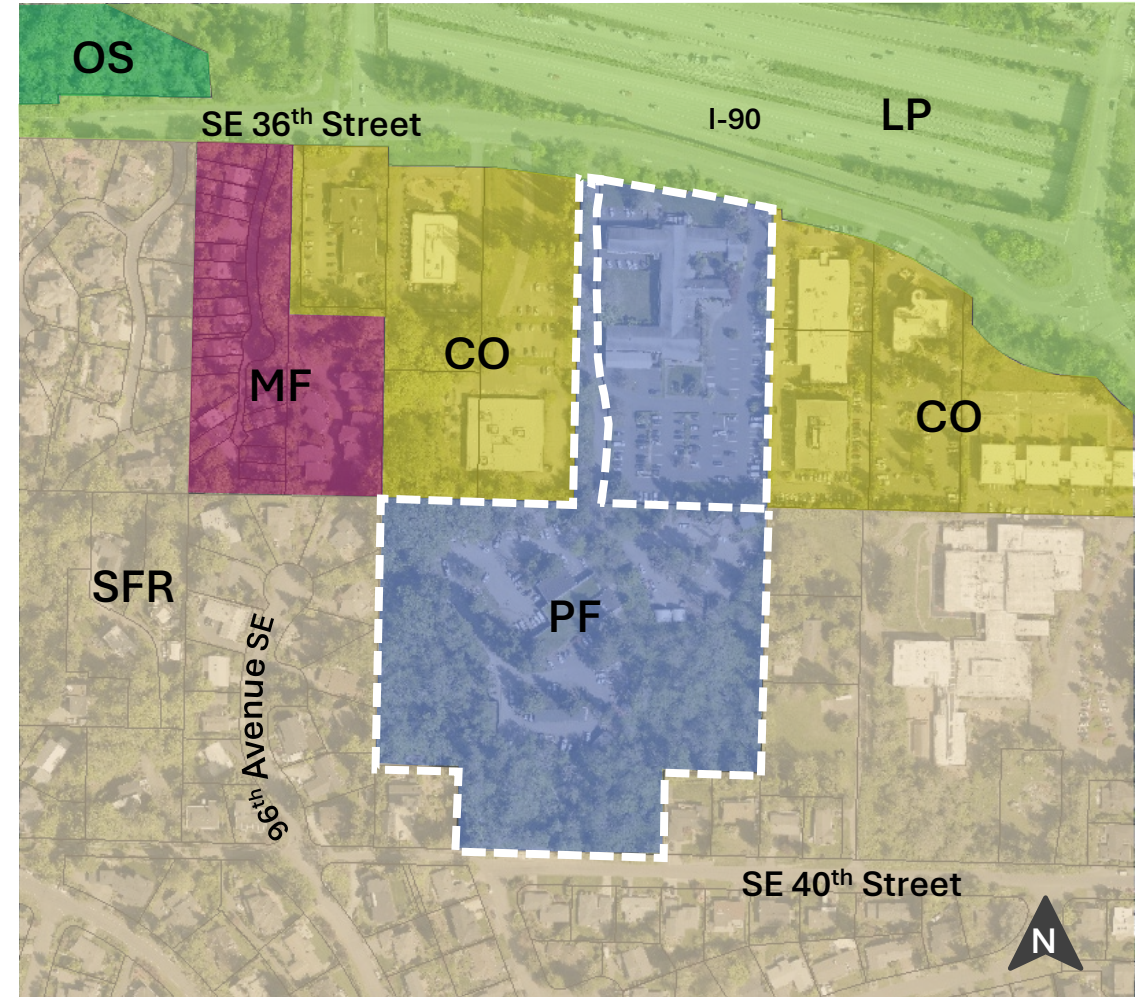
Criterion C.1

Consistency with the Comprehensive Plan

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

- Future Land Use Map designates both parcels as Public Facility
- PI zoning aligns with adopted land use and long-term civic use
- Supports development of a future Public Safety & Maintenance Facility
- Implements Capital Facilities Goals to replace aging facilities

 Commercial Office (CO)	 Public Facility (PF)
 Multi-Family (MF)	 Linear Park (LP)
 Single Family Residential (SFR)	 Open Space (OS)



2025 Comprehensive Plan Future Land Use Map

Criterion C.2

Consistency with the Purpose of the Development Code

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

- Implements the Comprehensive Plan as required by MICC 19.01.010
- Promotes public health, safety, and general welfare
- Provides consistent regulation under one zoning district
- PI zone applies predictable development and design standards








2025 National Night Out Event Held Near the Temporary Police Trailers

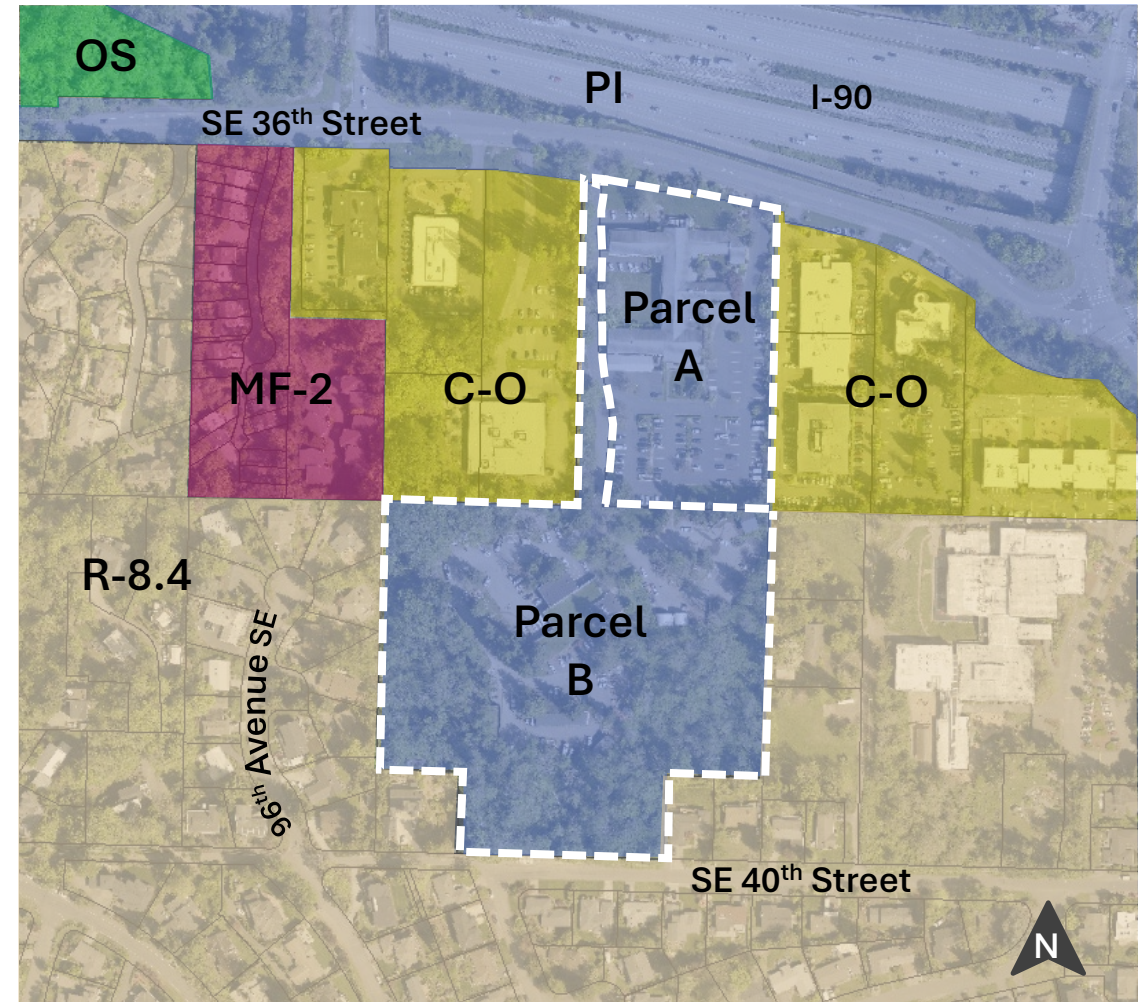
Criterion C.3

Extension of an Existing Zone / Logical Transition

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

- The proposed reclassification extends the PI zone from the north
- Applies one consistent zone across both parcels
- Eliminates the current split-zoning on Parcel B
- PI zone provides a transition between CO and R-8.4
- Compatible with all surrounding zoning districts

 Commercial Office (C-O)	 Public Institution (PI)
 Multi-Family (MF-2)	 Open Space (OS)
 Residential (R-8.4)	








Proposed Zoning Map

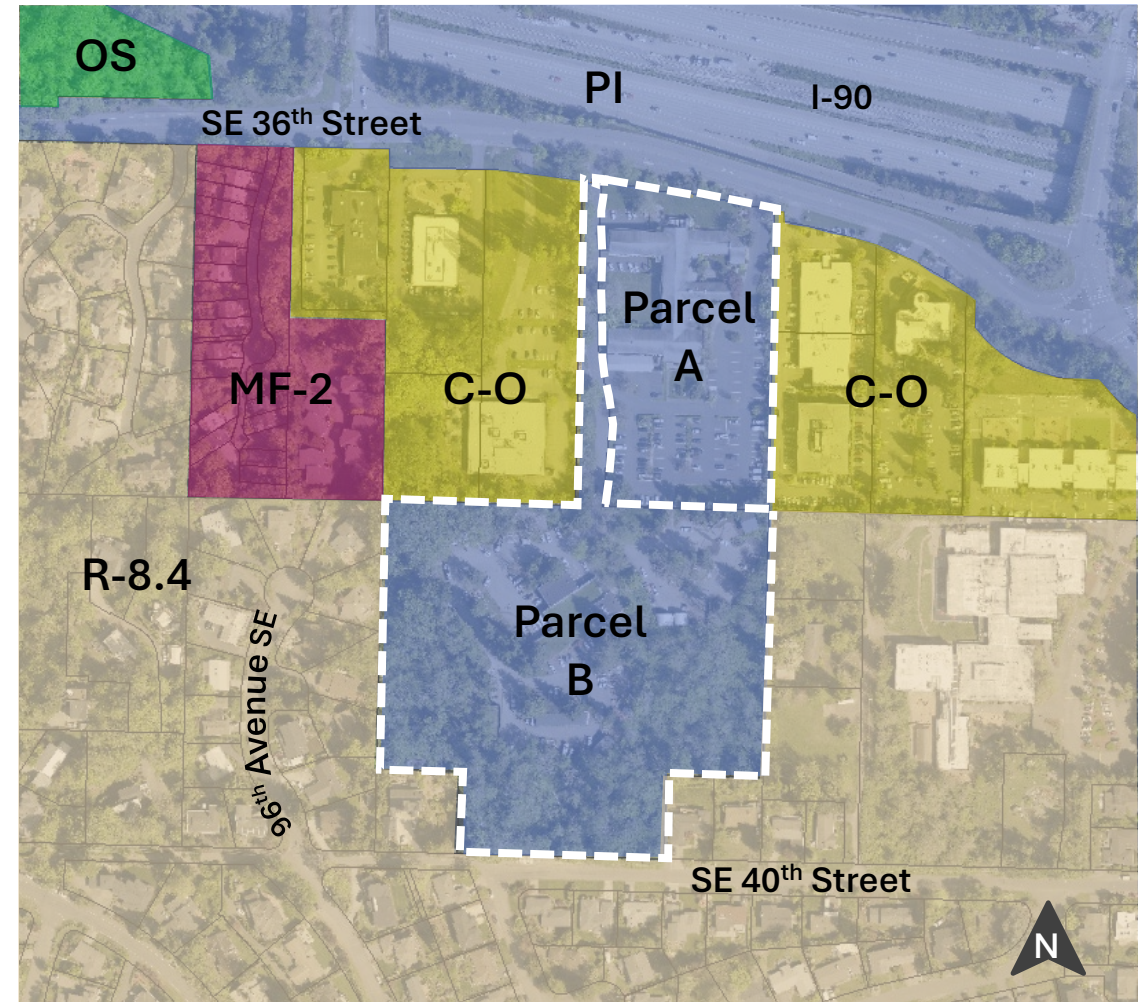
Criterion C.4

Not an Illegal Site-Specific Rezone

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

- PI zoning aligns with the Comprehensive Plan designation
- Rezoning two contiguous City-owned parcels
- No private benefit; entirely for public use
- Government services already allowed in surrounding zones
- Clearly supports public welfare and essential operations

 Commercial Office (C-O)	 Public Institution (PI)
 Multi-Family (MF-2)	 Open Space (OS)
 Residential (R-8.4)	








Proposed Zoning Map

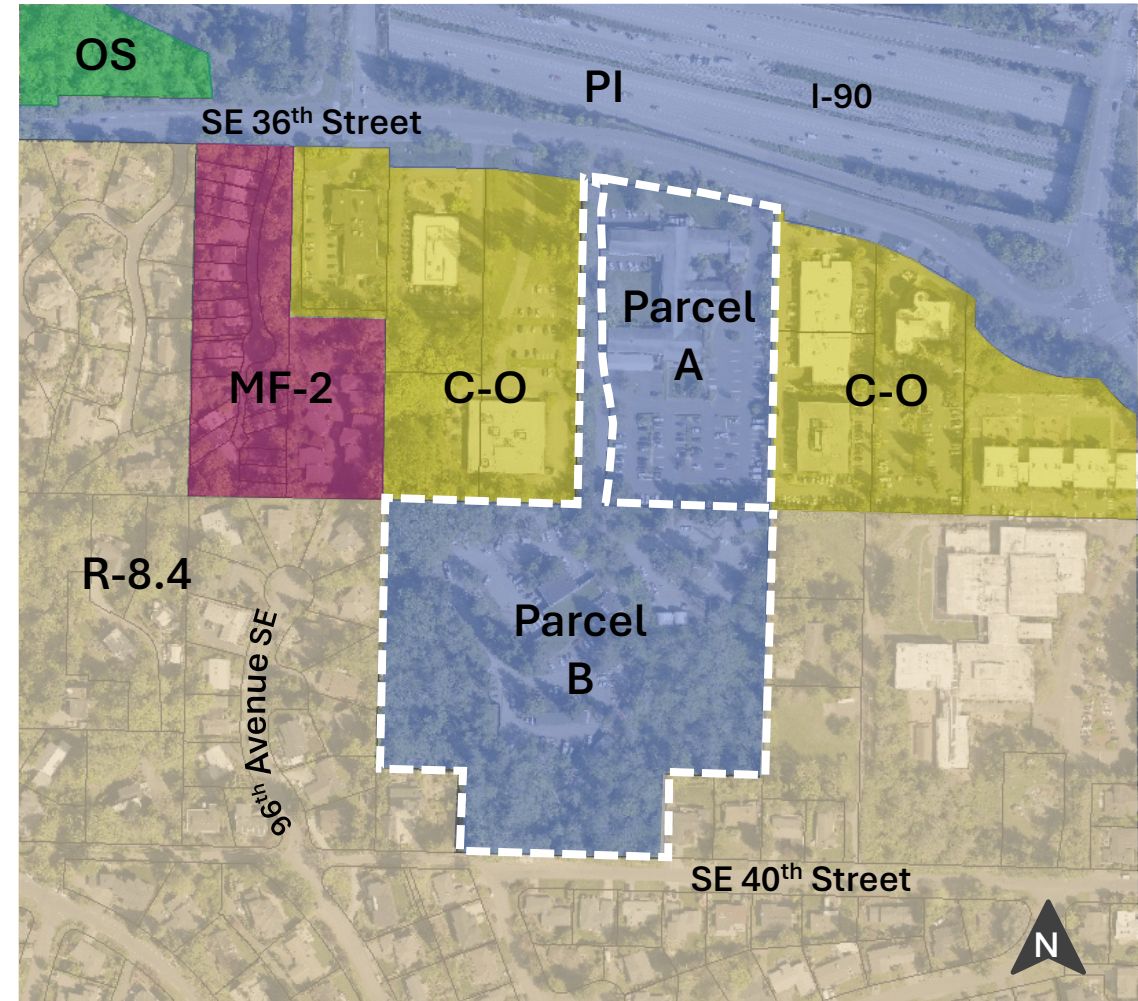
Criterion C.5

Compatibility with Surrounding Zones and Land Uses

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

- Longstanding civic use already functions compatibly
- PI zone is compatible with adjacent CO and R-8.4
- Provides appropriate civic buffer to neighborhoods
- Design standards (MICC 19.05.010 & 19.11) ensure compatibility

 Commercial Office (C-O)	 Public Institution (PI)
 Multi-Family (MF-2)	 Open Space (OS)
 Residential (R-8.4)	



Proposed Zoning Map

Criterion C.6

No Adverse Effect on Public Health, Safety, and Welfare

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

- Rezone enables construction of a future PSM Facility
- Improves emergency response and service delivery
- Aligns zoning with public facility land use
- PI development standards protect neighborhood compatibility



2025 Community Emergency Response Team (CERT) Training

Criterion C.7

Requires a Comprehensive Plan Amendment

If a comprehensive plan amendment is required in order to satisfy subsection (C)(1) of this section, approval of the comprehensive plan amendment is required prior to or concurrent with the granting of an approval of the rezone

Not applicable, this application is not proposing an amendment to the Comprehensive Plan.

Public Comments

Staff Report Exhibit 15

Summary of Comments Received

- Concerns about site maintenance and visual appearance
- Preference for residential use instead of civic/maintenance operations
- Questions about legality of existing use and compatibility with neighborhood
- Property value, traffic, noise, and safety concerns
- Environmental impacts (fuel, runoff, trees, critical areas)
- Requests to relocate the facility or reduce its footprint
- Worries about potential expansion of operations
- Desire for stronger buffers/setbacks and screening
- SEPA concerns related to streams, wetlands, and salmon habitat



City Hall Building



Public Works Building and Yard



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Thank you

